

**8 Brier Street, Moorooka, Qld 4105**



**Sold House**

Thursday, 18 April 2024

8 Brier Street, Moorooka, Qld 4105

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 405 m2**

**Type: House**



Nick Bowen  
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**\$995,000**

8 Brier Street Moorooka is picture perfect, low maintenance living at its finest! This home has been meticulously maintained; having only changed hands twice in the last 49 years, and has been restored in recent years to unleash the true beauty of these hardwood timber floors throughout the entire home. An oversized sleep-out delivers a warm and inviting first impression stepping inside, finished with plantation shutters, a neutral colour scheme and soft, smooth polished timber flooring, welcoming you through to the rest of the home. This room holds a lot of potential; run currently as a home office, this space could be used as a traditional sleep-out or third bedroom, or is a very relaxing afternoon nook to read a book and bask in the natural sunlight. The lounge room is spacious, has air-conditioning and a ceiling fan, is filled with natural sunlight and flows through to a big eat-in kitchen. The opportunities are endless to open up these spaces to create a flow of living spaces running out to the backyard and alfresco garden dining. Both bedrooms are queen sized with ceiling fans and share easy access to a fully renovated bathroom with an over-sized shower, plantation shutters and plenty of storage. At the rear of the home is currently an incredibly spacious laundry room providing access downstairs to the low maintenance landscaped backyard. This space offers masses of opportunity; knock this laundry section of the home and extend the footprint of the home + add a deck (STCA) or renovate the laundry to enclose this space as a kitchen opening to an outdoor dining terrace garden. At the rear of the property sits a covered patio; A private, North-Eastern spot surrounded by lush gardens to enjoy your coffee while soaking up the morning sun. Underneath the home is fully secure and lockable to park a small car along with an abundance of storage space. Sweet dreams are made of these:- Post War Built on 405m<sup>2</sup>, fully fenced block- New front fence, near new side fence- Immaculate hardwood timber flooring throughout- Two double bedrooms + sleep-out or home office- Covered patio space at rear of home- Simple commercial style kitchen and dining room - Internal laundry and storage- Garden shed + greenhouse in the backyard + veggie gardens- Single car space under house and masses of storage- Only 500m walk to Moorooka Train Station Discover the secret of inner city living... 8 Brier Street Moorooka provides the perfect first home or investment; a property to move in and not need lift a finger. Woolworths, public transport hubs and the Moorooka Shopping Precinct are within walking distance, with Moorooka State School and St Brendan's Primary only moments away. Constantly sought after and rarely found, 8 Brier Street is one not to be missed. Contact Nick Bowen today to arrange an inspection.