

119 Ryans Road, Nundah, Qld 4012

Place. 

House For Sale

Tuesday, 2 July 2024

119 Ryans Road, Nundah, Qld 4012

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 395 m2

Type: House



Thomas Coussens
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Rhiannon Coussens
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Auction

Auction Location: 10 James Street, Fortitude Valley

Much loved for the past 11 years, this immaculate, recently updated and brilliantly situated residence is superbly comfortable and versatile, with quality schools, retail, Sunday's popular farmers' markets and Nundah Village's extensive dining options easily reached on foot or by bicycle. Perfect for growing families, this efficient home features built-in, air-conditioned bedrooms with ceiling fans, internal stairs and a spacious multi-purpose room or rumpus on the ground floor used previously as a study, music room and gym. A large, covered patio, just outside, overlooks a productive garden and seating area around the firepit. Living areas upstairs are bathed in the warmth of an ideal northeast aspect and enjoy cool summers thanks to a large split-system air-conditioner. Connect as a family, cook, share a meal and relax in this open plan space with its solid wood floors, breezy, elevated, timber-decked balcony and stylishly renovated kitchen. Completed four years ago, the space is light, fresh and very well equipped, with sleek white cabinetry and stone benchtops, Westinghouse appliances including an induction cooktop, a plumbed double-door fridge recess and plentiful storage. The refreshed family bathroom has a twin basin vanity with feature splashback tiles and a shower-over-bath combination. A second toilet is located downstairs within the large laundry. This highset home has been very well cared for, and the attention to detail is evident. New windows and security doors have been installed, the roof has been restored and a full interior and exterior repaint undertaken. Extras include a large 4.5kW solar panel system, LED lights and a 3000-litre slimline rainwater tank. Situated on a fully fenced, easy-to-maintain corner allotment that will inspire garden lovers with its range of citrus trees, ornamentals and veggie gardens, the dual frontage provides off-street parking for multiple vehicles, ideal for when the teenagers get cars of their own. A great place to raise a family, this undoubtedly well-positioned, amenity-rich address is convenient to lifestyle facilities, private and state schools and acres of parklands. Transport options are aplenty with bus stops and train stations nearby. Major thoroughfares and motorways are easily accessed, and Brisbane's airport terminals are a 10-minute drive away.

Features of this property include:- Fully renovated brick and timber highset home on 395m²- Impeccably presented with absolutely nothing to do- Held by the same caring owners for the last 11 years- Fantastic, amenity-filled suburb in which to raise a family- Exceptionally energy-efficient 4.5kW solar panel system- Air-conditioned interiors, recently repainted throughout- Light-filled living, dining and kitchen with timber floors- Stylish kitchen with stone benchtops and quality appliances- Plenty of storage including overhead cupboards to ceiling height- East aspect balcony ideal for morning coffee or afternoon drinks- 3 built-in bedrooms with split-system air-conditioning and fans- Bathroom has new vanity, mirrored cabinet, twin towel rails- Internal staircase, multipurpose room suit rumpus, gym, media- Covered outdoor patio, fenced corner allotment, fire pit area- Extra-length garage suit workshop or additional storage- Two street accesses provide multi-car off-street parking- Second toilet in laundry, veggie gardens, fruit and ornamental trees- Windows and doors replaced. Security screens, blinds, LEDs- Catchment for Nundah State School and Aviation High- Walk to Nundah Village, Nundah's Farmers Markets, cafés- Bus, train, Boyd Park, airport and arterials within easy reach- Within the desirable 10km ring of Brisbane's CBD

This family home has been genuinely loved, carefully renovated and cared for by its owners. Contact me directly for more information, planned open for inspection times or to arrange a private viewing without delay.

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