

**13 Cramb Street, Bracken Ridge, QLD, 4017**

**House For Sale**

Thursday, 1 August 2024



13 Cramb Street, Bracken Ridge, QLD, 4017

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Affordable lifestyle, perched high on the hill with beautiful suburban views**

First home buyers and young couples will find this property appealing, thanks to its affordability, suburban lifestyle and views over the suburbs.

Ascending the front stairs, you are greeted with an enormous wrap around deck showcasing panoramic views and bay breezes, creating a pleasant setting for entertaining friends and family.

Entering the home you are welcomed with an open plan layout, seamlessly connecting the living, dining, and kitchen area. The updated kitchen showcases modern design elements and generous proportions, making it a delightful space for culinary adventures.

Down one end of the home are three generous sized bedrooms which are serviced by an updated family bathroom with separate bath and toilet. The hardwood flooring throughout adds a touch of warmth and the 546sqm backyard offers side access and endless possibilities for a large shed or pool.

A wonderful feature of the home is the internal stairs, which lead to a very versatile rumpus room\*, presenting an opportunity for a second living, games room or guest bedroom. This also opens out onto the undercover patio area. Additionally, there is access to an internal laundry and double lock up garage, ensuring convenience and practicality.

Positioned centrally, this residence enjoys proximity to essential amenities, including schools, libraries, and public transportation. With a vibrant shopping precinct and culinary delights just moments away, this property presents an unparalleled opportunity for astute investors and homebuyers alike.

\*Not legal height

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