

163 Barbour Road, Bracken Ridge, QLD, 4017



House For Sale

Friday, 30 August 2024

163 Barbour Road, Bracken Ridge, QLD, 4017

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House

Brilliant Family Home on Barbour Road!

Welcome to 163 Barbour Road, Bracken Ridge—a beautifully maintained property that offers the perfect blend of comfort, convenience, and space for the family.

This inviting home boasts three generously sized bedrooms, including a huge master suite, two living areas, enough car spaces for 4 vehicles, plus side access for the boat or trailer!

Step outside to the back deck, where you can enjoy the peaceful garden views. The deck is designed for comfort with insulated roofing and shade/weather rollers, making it the perfect spot for year-round relaxation. A Bali-inspired pergola awaits your personal touch, complete with 3-phase power—ideal for setting up a hot tub if desired.

What's to love?

- Huge Master Bedroom, complete with air conditioning, fan, built-in wardrobes, and a private ensuite.
- The second and third bedrooms also feature ceiling fans and BIRs, ensuring plenty of storage and comfort for all.
- Light-filled lounge area enhanced with air conditioning and a cozy woodfire, creating a warm and welcoming atmosphere, leading a formal dining, study, or a kids' play area!
- Modern kitchen/dining area complete with induction cooktop, oven, dishwasher, and ample storage overlooking the picturesque back garden and deck.
- Second living/rumpus room is a standout feature. It comes with air conditioning and offers direct access to the expansive back deck.
- Car enthusiasts and hobbyists will appreciate the large tiled garage, which includes plenty of storage and a workbench, as well as the double carport with the added privacy of a double roller door.
- There's also convenient side access for a boat or trailer!
- The expansive back deck features insulated roofing to keep the hot Queensland summer heat at bay, along with weather screens for entertaining all year around.
- The generous back yard also features a Bali-inspired hut, garden shed, established gardens, and plenty of room to move!
- 10KW Solar Power for kinder electricity bills!

Location highlights:

- You'll find yourself walking distance to local parks, shopping & dining districts, and public transport options.
- 19km to Brisbane CBD.
- 7km to Sandgate Foreshore
- 650m to TAFE QLD Bracken Ridge campus.
- Minutes to the north & southbound highways.
- Bald Hills Station: 1.2km
- Bracken Ridge Plaza: 1.2km
- Barbour Road Bus Stop: 20m
- Norris Road Bus Stop: 550m
- St Joseph's Catholic Primary School- 1.5km
- Primary School Catchment - Norris Road State School
- High School Catchment - Bracken Ridge State High

163 Barbour Road is more than just a house—it's a place where your family can thrive, with all the modern conveniences you need in a setting that encourages relaxation and outdoor living. Don't miss the opportunity to make this charming property your own.

NB: Whilst every effort is made to highlight the property features, buyers are encouraged to conduct their own due diligence and verify all information.