

**22 Hicks St, Mitchelton, QLD, 4053**



**House For Sale**

Saturday, 10 August 2024

22 Hicks St, Mitchelton, QLD, 4053

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **In-Room Auction on 29th August 2024 @ 6pm, Ray White Wilston - 74 Kedron Brook Road, Wilston QLD 4051**

Experience the charm of Mitchelton with this impeccably renovated family gem. Located in a tranquil and sought-after neighbourhood, this stunning residence combines modern elegance with practical living, just steps away from vibrant local amenities..

As you step inside, you'll be captivated by the polished hardwood floors that grace the open-plan top floor. The spacious living, dining, and kitchen areas are bathed in natural light, creating a welcoming and stylish atmosphere. The thoughtfully designed layout continues with three generously sized bedrooms, each featuring built-in wardrobes and an additional utility room located in the versatile ground floor area.

The lower level seamlessly extends to an undercover entertainment patio, perfect for gatherings or quiet relaxation. Enjoy direct access to a lush, low-maintenance backyard, offering a secure and private retreat for the whole family.

Features of this exceptional home include:

- Open plan family and dining area featuring, hardwood polished floors, with air-conditioning, ceiling fan and sliding door to the spacious covered balcony
- Three generous-sized bedrooms with built in wardrobes, with air-conditioning in the master bedroom
- Additional downstairs living area with air-conditioning and an additional bedroom/study that has direct access to the undercover entertainment patio
- Beautifully appointed kitchen with dishwasher
- Polished hardwood floors
- Wrap around balcony
- Solar panels for energy efficiency
- Undercover outdoor patio perfect for entertaining
- Fully fenced yard
- Double electric remote-controlled garage
- Brisbane Council Rates are approximately \$540 per quarter

Mitchelton is a highly desirable, leafy, inner northern suburb of Brisbane, and only 9km to the CBD. Positioned within the Mitchelton State School and Mitchelton High School catchment, a choice of excellent private schools. Brookside Shopping Centre is only 1.6km away, and just a short 2 minute drive from Mitchelton's popular Blackwood Street café and restaurant precinct. This is an exciting opportunity to secure your future in a premier location with abundant opportunities, based on your lifestyle. Scott and his team welcomes your enquiries today.