

**22 Percivale Street, Bracken Ridge, Qld 4017**



**House For Sale**

Monday, 1 July 2024

22 Percivale Street, Bracken Ridge, Qld 4017

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 625 m2**

**Type: House**



Denean Hall  
0408835324

## High \$700,000s

This solidly built home, with hardwood frame, has been in the family since 1975 and has been well maintained. Situated in an ultra-convenient pocket of Bracken Ridge, you can easily access highways and is less than 10 minutes drive to Brighton waterfront. Also close to schools, shops and public transport. This family home comprises three good sized bedrooms with hardwood floors throughout that have mostly been covered by carpets since the property was built so they are in pristine condition ready for renovation. The kitchen has been modernised with ample well thought out storage, a stone benchtop with lighting under the upper cabinets and mains gas cooktop and stove. The dining and lounge is open-plan and leads out to an enclosed sunroom which can easily convert back to a balcony. The central bathroom has shower over bath with modern vanity and separate toilet. On demand gas hot water supplies the house. Generous 625sqm block, with two large rainwater tanks, fully fenced and perfect for kids and pets to play. Plenty of room to expand. Features of the home include:

- Spacious open plan living/dining leads out to enclosed sunroom.
- Modern kitchen with ample bench and cupboard space, rangehood, gas cooktop and oven.
- Three good sized bedrooms.
- Central bathroom with bath over shower & vanity + separate toilet.
- Refreshed internal laundry with external door.
- Professional roof restoration and external painting June 2022.
- Enclosed carport doubles as an outdoor undercover entertainment area to use year-round (council approved May 2015).
- 625sqm block, fully fenced.
- Conveniently located close to schools, day care centres, walking distance to public transport buses and local shops in Gawain Road, 4kms to Carseldine train station & 2.8kms Bald Hills train station.
- 28 kms to CBD & 14.5 kms to North Lakes Shopping Precinct.
- 19kms to BNE Airport.
- Brighton & Sandgate Foreshore and parklands only 4.5kms.
- Pre-sale building and pest inspection report available.

Here's your opportunity to secure this lovely, well-maintained home in sought after Bracken Ridge. Some Virtual Staging photos have been added before/after the original photo for illustration purposes only. Please join us at one of our open homes or contact Denean to coordinate an inspection to suit your schedule. Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.