

**23 Whitford Street, Tingalpa, Qld 4173**

**House For Sale**

Saturday, 29 June 2024

23 Whitford Street, Tingalpa, Qld 4173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 660 m2**

**Type: House**



Scott Auer  
1300665134



Charlotte Hobson  
0487030973

## Auction

**Auction Location: On-Site** Nestled in a whisper quiet pocket of Tingalpa, this renovated high-set family home ticks so many boxes for families, set in an ideal location with the local park a 100m stroll away and the local primary school and shops within easy walking distance. Substantial renovations have transformed this home into a haven with multi-zone living spaces, where all the family has a space to relax, create and enjoy family times separately or together. The expansive open plan living area seamlessly flows from the front of the home encompassing a study nook for the kids to do their homework, a large lounge and dining area that leads through to the modern kitchen which is the centrepiece of the home – great for whether you are entertaining inside or outside. Explore your culinary creativity with the large 5-burner gas cooker and modern appliances in the well-designed kitchen. The light-toned timber hybrid flooring throughout the living areas enhances the open, airy ambience. Overlooking the spacious rear lawn, the north facing covered deck provides sun-filled winter days, along with plenty of cool shade on those hot Brisbane summer days. The renovations added 60m<sup>2</sup> under roof area to create the new kitchen, upstairs laundry and insulated covered timber deck. Outdoor entertainment options are plenty as the property also has a covered patio on the lower level one level down from the deck. Your family will have the convenience of a large bathroom incorporating a full-sized bath, shower, and toilet, PLUS a separate powder room with toilet and vanity basin. 3 Bedrooms with built-in robes complete the picture upstairs. Warm timber internal stairs lead you downstairs to a modern tiled utility space for you to use as you see fit, along with a large separate storage area. With a total of 3 lock up car spaces there is plenty of space for vehicles and small trailers. With an elevated leafy outlook the home is ideally situated towards the end of no through road street affording you privacy and tranquility making it an ideal family retreat.

**Key Features:**

- Renovation/extension with spacious kitchen, upstairs laundry & deck
- Expansive living space upstairs with study nook
- North facing deck with insulated roof
- Tiled utility space downstairs plus separate storage area
- 3 car secure parking with remote control access
- 660m<sup>2</sup> elevated lot
- Short walk to local shops & Tingalpa State School
- Tingalpa State School catchment

Lifestyle excellence in a prime family-focused location, the property is conveniently located with easy access to the Gateway Motorway, Brisbane Airport, Port of Brisbane, and the Wynnum/Manly foreshores!

- 4-minute drive to Gateway Motorway
- 8-minute drive to Westfield Carindale
- 13-minute drive to Wynnum/Manly foreshores
- Easy access to the Brisbane CBD

Call Scott or Charlotte now to book your inspection!