

**31 Barbour Road, Bracken Ridge, Qld 4017**

**House For Sale**

Wednesday, 26 June 2024



31 Barbour Road, Bracken Ridge, Qld 4017

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 651 m2**

**Type: House**



Roxanne Paterson Team  
0736249944



Tania McAlonan  
0736249944

## For Sale By Negotiation

Located in the heart of Bracken Ridge, this charming two-story home provides a perfect blend of comfort and functionality, ideal for dual living. Featuring a host of desirable amenities, this residence is designed for families who value space, versatility, and elegance. As you enter, you'll be welcomed by a warm and inviting ambiance. On the upper level, three spacious bedrooms provide ample room for the whole family to relax. The recently renovated family bathroom, bright and airy, serves the upstairs bedrooms efficiently and features a separate toilet for added convenience. The spacious open-plan living area, equipped with air conditioning, seamlessly merges into a well-appointed kitchen with ample counter space and storage, making meal preparation effortless. From the living room, sliding doors open onto a front balcony that overlooks the sparkling in-ground pool and offers stunning mountain views. Meanwhile, at the rear of the property, the dining room leads out to another balcony, providing a perfect vantage point over the expansive, beautifully landscaped backyard. The downstairs area is thoughtfully designed for dual living, featuring a full kitchen complete with a dishwasher and oven, alongside air conditioning and a cozy lounge area that overlooks the sparkling in-ground pool, ensuring year-round comfort. A spacious utility room and a separate office offer a serene retreat, while the adjacent renovated bathroom adds convenience and privacy. Whether hosting guests or creating a separate living space for extended family, this versatile downstairs area opens up endless possibilities for flexible living arrangements. Sliding glass doors open to the front, revealing the inviting sparkling saltwater pool—a perfect retreat for refreshing summer dips. Alternatively, venture to the expansive backyard, where an alfresco area invites you to entertain or unwind in the tranquil outdoor setting. Additionally, this home includes a separate laundry, security screens, solar, a double carport at the front, and a tandem carport on the side with convenient access to the backyard, providing ample parking for a boat, trailer, or caravan. Conveniently located in Bracken Ridge, this home offers easy access to a range of amenities, including schools, parks, and transportation options, ensuring that everything you need is within reach. Don't miss out on the opportunity to make this delightful residence your own. Schedule a viewing today and discover the endless possibilities that await in this Bracken Ridge gem.

**Property Features:**

- 651m<sup>2</sup> block-
- Multiple living / dining zones with dual living and air conditioning-
- Upstairs large family kitchen-
- Renovated Family bathroom with separate toilet on upper level-
- Beautiful floorboards on upper level-
- Covered Front balcony overlooking the beautiful inground swimming pool with views to the mountains-
- Three large bedrooms with built in wardrobes and ceiling fans on upstairs level-
- Fully functional kitchen on lower level with air conditioning-
- Two spacious utility spaces downstairs that can serve multiple purposes-
- Downstairs rumpus room-
- Separate Laundry-
- Downstairs renovated bathroom with shower, basin and toilet-
- Loads of storage throughout including under stair storage and separate workshop-
- Security Screens throughout-
- Water tank-
- Garden Shed-
- Double carport and tandem carport providing ample parking space for a boat, trailer, or caravan with side access-
- Walking distance to Schools