

**44 McGinn Road, Ferny Grove, Qld 4055**

Solutions

**House For Sale**

Monday, 1 July 2024

44 McGinn Road, Ferny Grove, Qld 4055

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 660 m2**

**Type: House**



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## For Sale

Sitting in an absolutely brilliant position for those seeking lifestyle ease, this charming single-level home has shopping, dining, schooling, bus and rail all within walking distance! Immaculately presented and sitting on a generous flat parcel, perfect bones lay the ideal platform for those wanting to update whilst investors and market starters will also be enticed! Features Include: - 660m<sup>2</sup> - Solid single-level with immaculate presentation - Soaring raked ceilings and exposed brick in flowing layout - Open-plan living and dining plus separate family room - Immaculate kitchen with superb storage and expansive bench space - Large, private outdoor entertaining with built-in BBQ and hot spa! - Fenced and level backyard with established gardens - Three built-in bedrooms - Pristine family bathroom with separate bath and dual vanity; excellent sizing for upgrade - Multiple rear sheds/separate laundry/ceiling fans/reverse cycle air-conditioning - Double carport plus gated parking for caravan/boat - Walk to shopping, dining, schools, bus and rail

Sitting behind a landscaped street presence, an immaculate yet original interior unfolds with soaring raked ceilings and exposed brick providing the perfect backdrop to a flowing interior. Large living and dining sits in open-plan layout with a separate family room providing flexible living retreat. Benefitting from previous updates, the kitchen is in immaculate condition, presenting exceptional storage in quality joinery as well as expansive bench space and breakfast bar seating. There is fabulous outdoor entertaining with a large covered patio at the rear including a built-in BBQ and fabulous hot spa! Mature greenery sits in established gardens at the rear, with the large backyard wonderfully level, fenced and offering space to install a swimming pool if desired. All three bedrooms have built-in storage and fantastic service by the adjacent bathroom. Kept in immaculate condition, the layout is family friendly with a separate bath and dual vanity whilst offering brilliant sizing for those wanting to perform their own dream upgrade. Additional features of this solid home include multiple rear sheds, reverse cycle air-conditioning, separate laundry, dual carport and additional gated parking for a boat/caravan. Convenient living doesn't get any better than this with brilliant amenity just a hop away! Stroll easily to local shopping and dining just across the road while the kids can get themselves to school with both Ferny Grove State High and Ferny Grove State School just a five minute walk. Commuting is also as simple as can be with both bus and rail within walking distance! Immaculately maintained whilst also offering the perfect bones for upgrade, this is a market offering not to be missed!

Location Snapshot: - 30m bus stop - 70m local shopping and dining - 90m Ferny Grove State School - 210m Ferny Grove State High - 600m Ferny Grove train station

Local Information: Close to the tranquility of Samford and yet only 30 minutes via train to Brisbane CBD, Ferny Grove is an ever popular area for families seeking the best of all worlds! Providing the perfect blend of nature and suburban convenience you'll find an abundance of local sports facilities, parklands, bushwalking and mountain biking tracks. Arana Hills, Keperra and Brookside Shopping Centers are all close with the centrally located train station offering quick, easy access to the Brisbane CBD.