

**47 Spencer Street, Lawnton, QLD, 4501**

**House For Sale**

Thursday, 1 August 2024

47 Spencer Street, Lawnton, QLD, 4501

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Prime Position Plus Dual Living Potential

Calling all first home buyers, investors and those in the market for a great family home!

Positioned on large level block in one of Lawnton's most sought after locations is this superb high set family home. Boasting 3 generous bedrooms, 2 bathrooms, multiple living areas, internal stairs and dual living potential - this property will tick the boxes for even the most discerning buyer.

Features we love:

- 3 built in bedrooms
- Great family bathroom with separate toilet
- Spacious living area with adjoining sunroom
- Updated kitchen
- Huge multipurpose room which can be used as a secondary living area
- Airconditioning to the main bedroom and MPR
- Ground floor complete with huge rumpus, utility room (which could be used as a 4th bedroom), kitchenette and new bathroom
- 2 x storage rooms
- Ceiling fans throughout (first floor)
- Security screens throughout
- Huge covered terrace spanning the width of the house
- 3.5kW solar
- Water tank
- Double car port
- Low maintenance fully fenced yard with garden shed

Location Highlights:

- 1 min to Lawnton Train Station
- 2 mins to Lawnton State School
- 3 mins to UniSC Moreton Bay
- 4 mins to Bray Park State School
- 5 mins to Lawnton Country Markets
- 6 mins to Bray Park State High School
- 6 mins to Strathpine Shopping Centre
- 7 mins to Bray Park Train Station
- 7 mins to Genesis Christian College
- 8 mins to Warner Marketplace
- 30 mins to Brisbane Airport
- 40 mins to Brisbane CBD

This is the perfect home for families of all sizes or those looking for a rare investment opportunity. Call Phil Strazzeri on 0434 574 609 for more information or to register for an inspection.

**\*IMPORTANT\*** Whilst every care is taken in the preparation of the information contained in this marketing, Clark Partners Real Estate will not be held liable for any error in typing or information. All information is considered correct at the time of advertising.