

# 5 Ferguson Avenue, Northgate, Qld 4013

Place. 

## House For Sale

Tuesday, 25 June 2024

5 Ferguson Avenue, Northgate, Qld 4013

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Ross Armstrong  
0409299653



Matthew Jabs  
0733548016

## For Sale

Showcasing a modern façade with a fabulous floorplan, and capturing beautiful breezes all year round, this stunning family home perched on 400m<sup>2</sup> is the ideal property for buyers seeking a stylish home in an area which offers an incredible lifestyle. Located in a whisper quiet and very convenient location, the home is minutes to parks, transport, shopping facilities and cafes. Designed to cater for family living, the open plan living, dining and kitchen all seamlessly connect to the undercover patio which overlooks the lawn, the ideal space for children to play and pets to roam. Upon entering the residence, you will be welcomed by immaculate hybrid timber flooring and high ceilings which continue throughout the entire ground level. The lower level comprises of an open plan living, dining and kitchen area with the addition of a second lounge, office, powder room, laundry and double secure garage. On the upper level you will find four generously sized bedrooms, an additional living area and two bathrooms. With ample storage cabinetry throughout, it is clear the home has been designed for families to enjoy for many years to come.

**Ground Floor Property Features**  
**Ground Level:-** Open plan living, dining and kitchen with high ceilings and newly installed (2021) hybrid timber flooring throughout, all opening out to the alfresco and grassed backyard, the ideal space for children to play and pets to roam. - Expansive undercover alfresco area with privacy blinds, all overlooking the fully fenced backyard.- Stunning kitchen with stone benchtops, integrated Miele dishwasher, dual sinks, gas cooktop, walk-in pantry and breakfast bar with room for four stools. - Separate lounge room, ideal for families requiring multiple living zones to enjoy.- Dedicated office with tall windows, allowing a profusion of natural light to sweep through the home. - Generously sized laundry with storage cabinetry and access to the side of the property where the clothesline is hidden. - Fully remote double garage with two access points.- Privately positioned powder room.- Under staircase storage.- Main living area features large split-system air conditioning system. **Upper Level:-** Generously sized master bedroom with split-system air conditioning, large walk-in wardrobe with built-in cabinetry and oversized ensuite with double vanities and separate toilet. - Three additional bedrooms, all with ceiling fans, split-system air conditioning and built-in wardrobes with cabinetry.- Additional family rumpus or games room.- Main bathroom featuring bath, shower and separate toilet. - Generously sized linen cupboard.

**Additional Features:** - Water tank servicing the gardens and bathrooms. - Invisi-Gard security screens throughout lower level. - Fully fenced and private 400m<sup>2</sup> parcel of land. Designed with ease of living and privacy in mind, this home is situated in the ever popular and sought after pocket of Northgate, in a quiet street surrounded by quality family homes. Positioned in the highly regarded Northgate State School catchment, this home is situated within close proximity to many other excellent schools including St Pius Primary School, Mary MacKillop, Aviation High and St Joseph's Nudgee College. The home is close by to public transport (a 10-minute walk to the train), Chermiside Shopping Centre, Nundah Village, and only minutes to Brisbane Airport, Gateway Motorway, Nudgee Beach and Kedron Brook walking/bike tracks, an inspection is an absolute must!

**Location Highlights:** - 190m to Progress Park - 900m to Brew'd Awakening Café - 1.4km to Fraser Road Coffee - 1.5km to FICK Brewing Company - 2.0km to Northgate State School - 2.1km to Northgate Station - 7km to Brisbane Airports - 11km to Brisbane CBD

This is a prime opportunity to purchase a walk-in ready property in superb location. Please contact Ross Armstrong on 0409 299 653 or Matthew Jabs on 0422 294 272 for further details. **\*\* Disclaimer\*\*** This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.