

5 Spruce Avenue, Victoria Point, Qld 4165



House For Sale

Friday, 9 February 2024

5 Spruce Avenue, Victoria Point, Qld 4165

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 600 m2

Type: House



Peter Houlston Hooly
0424125773



Harrison Campbell
0426998728

FOR SALE

WALK TO SCHOOLS, SHOPS, PARK & BUS STOP! Nestled on a large and useable 600m² block in a whisper quiet cul-de-sac street. This is Victoria Point State School and Victoria Point State High School catchment area. St. Ritas Catholic School and Faith Lutheran are within walking distance. There is parkland with children's play equipment at the bottom of the street. The property comprises spacious lounge with air conditioning, plus a 'multi purpose room' This space could be used as 4th bedroom, office or media room. The kitchen is in original and very good condition, with ceramic cooktop, electric oven, dishwasher, and pantry. The dining area is off the kitchen. There are 3 bedrooms, and a family bathroom incorporating shower, bath, and vanity, with a separate W.C. There is a large split system air conditioning unit in the lounge and solar electricity to help keep the bills down. Outside, the private entertaining area overlooks a good size, useable yard with expansive lawned area. There is valuable side access to a twin car/boat/caravan port and a powered shed. The single garage has remote door and houses the laundry. Features include:

- Split system air conditioning to lounge
- Solar electricity (6 panels)
- Wide side access
- Powered shed
- Twin car/boat/caravan port
- Spacious lounge
- Ceiling fans
- Security grilles & flyscreens
- Office
- 3yr old quality carpets
- Water tank
- Electric water heater
- Recent colourbond fence to rear yard

Island ferries, boat ramps and beaches are literally 5 minutes away. Major shopping, Lakeside eateries and even the cinemas are all within a 3-minute drive. Brisbane city and the airport is within an hour's drive. - Solar Electricity- Side Access- Powered Shed- Multi Purpose Room- Water Tank- Boat/Caravan Port- Split System Air Conditioning- Ceiling fans

THEHOOLYTEAM ARE IN TOWN!