

**53 Tristania St, Yamanto, QLD, 4305**

**HOUSEQUEST**

**House For Sale**

Sunday, 6 October 2024

53 Tristania St, Yamanto, QLD, 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tank Lee

## Double Storey Deluxe!

Perched upon an elevated position that overlooks the surrounding neighbourhood from such a high vantage point where you would be forgiven if you got a nosebleed at this elevation or used the services of a sherpa and a donkey to deliver your groceries! Speaking of groceries you can choose your side in the grocery war debate with Aldi, Woolies and Coles all found at the end of this quiet street. You also have plenty of takeaway food and specialty shop options close by as well as taverns, servos, parklands, a bark park and plenty moreeeee. You can also access the Cunningham Highway or Centenary Motorway Brisbane bound within just 1 set of traffic lights or Westbound toward the mighty RAAF Superbase after 3 sets of traffic lights. (No need to fact check my in your head...I know these things).

Built in approx 1975, this solid old girl has had plenty of botox and fillers injected into her to make her youthful again but thankfully with the same old bones as this home was actually built and not assembled like today's version. The longer than standard double garage takes care of the daily drivers and also has room for a workshop area, the separate laundry space and also a door exiting out into the large under deck area at the rear. Adjoining this great fully lined wall garage is an adjoining rumpus/lounge room that leads to internal stairs that also has under stair storage beneath it. Internal stairs are simply the best and make access between both levels just that bit more inviting and safer.

Arriving at the Penthouse Level you will discover a large open design and air conditioned lounge/dining/kitchen space that opens out onto a supersized flyover design insulpanel roof deck. This is definitely the place to be to look out over your fenced rear yard that also has the bonus of a set of double gates to park the boat/caravan/trailer etc alongside the home. The kitchen is a showstopper with it's large island bench, electric appliances, microwave nook and a double door pantry.

All 3 good sized bedrooms (Main with aircon), as well as the tidy bathroom complete with a double door built in linen cupboard are all found privately tucked away at one end of the home's layout.

A large solar power system is found up top and NBN keeps you connected to the world outside of your Yamanto Sanctuary, although you may not need NBN for grocery home delivery as you could probably push the shopping trolley home. Unless it's one of those high tech trolleys that wheels lock when it leaves the carpark...then go back to using the Donkey!

Block size: 654m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Formal lounge: 1

Family room: 1

Car accommodation: 2

Outdoor entertainment: Huge insulpanel flyover roof covered rear deck

Fenced yard: Fenced rear yard

Air conditioning: Kitchen/dining/lounge + Main brm

Roof Type: Iron

Solar: Large Solar Power system

Tenants: Nope

Amenities: Walk to 3+ shopping ctrs, parklands, bark park, bus stops, taverns. Easy access onto the Cunningham Highway & Centenary Motorway

Flood Free? - Heck Yes it is