

8/216-220 Patricks Road, Ferny Hills, Qld 4055

House For Sale

Wednesday, 10 July 2024



8/216-220 Patricks Road, Ferny Hills, Qld 4055

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 309 m2

Type: House



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By Negotiation

WOW, this is something special, the FIRST time offered for sale - this very private home is the original developers townhouse, so quality is the feature. From the moment you enter you'll be impressed by the incredible 3-metre-high ceilings with oversized glass doors blending forest living into the home. Beautifully built with rendered brick base, reinforced rear deck, a colour bond roof, over-sized steel posts, polished timber floors, tiles and carpet upstairs. Plus, loads of upgrades throughout the property - the finishes here are high quality. Privacy and security - Benefits of living in a safe protected community include sharing costs of landscaping and maintenance. This stand-alone townhouse on 309sqm of land is very secluded and feels almost isolated from the neighbours. - Master bedroom with walk through wardrobe, ensuite, air con and balcony - 3 other bedrooms with built-ins and ceiling fans, 1 with balcony access - 2 levels of covered deck - outdoor entertaining - Open plan kitchen, living and dining with air con - Modern kitchen with walk-in pantry, extra width + loads of space - Family bathroom with separate bath - Crim-safe access doors plus screens throughout + internal access - Spacious laundry + powder room - Large private, leafy covered deck area - Fully fenced, landscaped courtyard + under deck storage - Fresh paint across much of the home. - Large single auto garage + carport + plenty of visitor parking - Stand-alone property - with secure lockable fencing - Land size - 309m² - 200+sqm under roof - Year built - 2005 - Only 13 in complex - Body Corp fees \$1,010 x 3 times per year - Council rates TBA Let's talk about location - Tucked away in a quiet pocket of Ferny Hills, this modern and stylish townhouse is in a guaranteed future growth position only a 10-minute walk to the Ferny Grove Transport hub and soon to be completed Cinema complex. This is a rare find in this exclusive community, you'll find the property in pristine condition with no work to do, perfectly positioned at the end of the cul-de-sac. Just minutes to local shops, parks and in the Patricks Road State School catchment. The area is as safe and secure as you could want. It's all set in a natural wonderland, both internally with forest views from almost every window and externally with pathways through the secret garden to a landscaped masterpiece of mature gums, native trees and low maintenance under growth. Functionally perfect! The big master bedroom has a spacious ensuite, walk through robe, air conditioning plus an expansive balcony with more forest views. This level also offers a family bathroom, 3 more generously sized bedrooms all with built-in robes, the comfort of carpet and fans, giving plenty of space for the whole family. The lower level is simply magnificent with the design features allowing for stylish private entertaining on the deck or more formally with a large, air-conditioned dining area all open plan. The generous gourmet kitchen has loads of storage, modern soft close drawers plus an enormous walk-in pantry as the hub of this beautifully designed home. Also, on this level we have internal access from the generous garage - a big laundry and separate powder room with hand basin. with some big-ticket improvements including structural upgrades to allow for enhancements to the massive doors opening onto the entertainer's deck. The home has been meticulously maintained, it is a turn-key situation that is ideal for the investor or owner occupier and the perfect spot for those who want the convenience of living close to the city, with the peace and tranquillity of a suburban life. Be quick to inspect and register your interest. Extras - Crimsafe entry doors - Termi mesh protected - secure and lockable perimeter powder coated gates - galvanised steel posts for the deck - powder coated balustrading and freshly oiled decks - anodised sash windows with Flyscreens - secure under deck storage. Secret Garden at the base of the property extensive landscaping with mature trees - both timber and colour bond fencing all private.