

**89 Illuta Avenue, Ferny Hills, QLD, 4055**



**House For Sale**

Thursday, 1 August 2024

89 Illuta Avenue, Ferny Hills, QLD, 4055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## A Warm & Cosy Fireplace - Escape to 'The Sound of Silence'

Welcome home. This charming 3-bedroom, two-storey brick house is perfect for families looking to escape the hustle and bustle of city life. The bi-fold doors open to two expansive jarrah verandahs at the back of the house, offering a lovely and cool retreat in the summer, where you can catch the breezes and watch the birds and trees. The front patio provides a warm and cosy spot in winter, a great place to sit with a cuppa on cool mornings.

Inside, the house features reverse cycle air conditioners in all bedrooms and the lounge, and a wood fireplace in the lounge area for added comfort. The main areas boast polished wood floors, while the bedrooms are carpeted for a cosy feel. The remote-controlled garage door adds convenience.

The generous backyard leads down to Kedron Brook, a lovely creek that forms the bottom border of the property and serves as the boundary between the Moreton Bay and Brisbane council areas. The creek often has eels and water dragons, and you can usually walk across it. The garden is adorned with an approximately 80-year-old Poinciana tree, stunning when in flower, and a similarly aged Jacaranda tree near the creek. Clumping bamboos also add to the serene atmosphere. The total land area is approximately 1621m<sup>2</sup>, offering ample space for outdoor activities and gardening, including a potential vege patch near the creek. Additionally, the property includes 1 garage space.

The location offers both tranquility and convenience, with a big park over the creek featuring a skate park and exercise area, and a big dog park just past where the train line crosses the road. Ferny Grove train station is a 5-minute walk away, providing a 30-minute commute into Brisbane CBD, and there's a bus stop at the station.

Shopping is convenient with the Great Western Super Centre (Keperra) just a 4-minute drive away, offering Woolworths, a post office, medical centre, x-ray services, Petstock, Aldi, fast food outlets, and an Irish pub. Bunnings, a 7-11 service station, and fast food outlets are 5 km away. Arana Hills Shopping Plaza with Coles, a post office, bakery, and fast food outlets is a 6-minute drive, and Brookside Shopping Centre is a 10-minute drive or 15 minutes by train. Keperra Country Golf Club is an 8-minute drive, and Chermside Shopping Centre is 16 minutes away. The Bruce Highway is a 15-minute drive.

For families, Ferny Hills State School is 450 metres away, Ferny Grove High School is 1.1 km away, and Ferny Hills Aquatic Centre is 850 metres away. Local amenities include a Thai restaurant, bakery, newsagent, dentist, and podiatrist just 280 metres away, and a doctor, pharmacy, Thai restaurant, and service station 600 metres away. Childcare is available 140 metres away, and the Ferny Grove Tavern is 600 metres away. Additional nearby facilities include Coles, Ferny Grove, a gym, a fish and chip shop, and Domino's, all within 1.5 km.

Don't miss this fantastic opportunity to own a versatile and charming home that embodies the essence of tranquility and serenity. This property offers a cosy retreat where you can truly feel at home and escape from it all.

Join us at the open homes and experience 'The Sound of Silence'. This property won't last long. Send us an enquiry with your email and phone number to get in touch.

Note\*\* - To purchase please submit an offer.

Auction - Saturday 17th August @The Calile Hotel, 9am if not sold prior.