

37/21 Emma Street, Bracken Ridge, Qld 4017

Townhouse For Sale

Wednesday, 19 June 2024



37/21 Emma Street, Bracken Ridge, Qld 4017

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tamara and Mark Wecker



Sydney Murphy
0424370735

Expressions of Interest

Every now and again there are unique local properties which become available that simply stand out from the rest. Ideally nestled in the highly sought-after "Norris Ridge" estate, this townhome enviably stands-alone on a leafy corner with no adjoining walls with others in the complex. Spanning two levels, its spacious and inviting internals are coupled with an abundance of natural light.- 3 large bedrooms, each with built-in/walk-in robes- main bedroom with breezy balcony & serene leafy surrounds- 2 modern bathrooms inc. main with both shower & bathtub- additional powder room servicing the entertainment level - spacious open-plan living and dining areas- contemporary kitchen with breakfast bar - newly installed ducted air-conditioning- charming timber staircase- durable tiled flooring in living areas- new flooring in bedrooms adds elegance- security & insect screens throughout- under-staircase storage- 10x3m2 covered courtyard- established gardens inc. popular Frangipani tree- direct internal access from lock-up garage- additional personal external parking space- townhouse estate with swimming pool and gymnasium Acting as the central "hub" of the home, the immaculate kitchen sees crisp white cabinetry paired with stainless steel appliances. Extensive cupboard space provides ample storage whilst the breakfast bar is designed to unite the homes residents. Step outside and the courtyard is instantly welcoming. Cocooned by lush, established gardens, privacy is assured whilst the sites corner position embraces endless breezes which sweep through from nearby parkland and Sandgate's Bramble Bay. The sizeable terrace is covered for year-round enjoyment; this tranquil and idyllic space is sure to play host to casual weekend bbq's with family and alfresco dining with friends. Children can play safely and securely in the level, fully fenced back yard. Despite being hidden away in a quality townhouse estate known for its family-friendly community and relaxed nature, convenience is at its prime here:- 250m to BCC bus stops, running every 10 minutes approx.- 500m well-maintained Council parklands & cycling track- 600m to Bracken Ridge TAFE- 900m to Bracken Ridge Plaza (Coles, medical suites, cafes & everyday amenities)- 900m to St Joseph's Catholic Primary School- 1.3km to Norris Road State Primary School- 1.8km to new state-of-the-art Community Library- 2km to Bracken Ridge Woolworths, Tavern & popular Phoenix Bar- 2km to St John Fisher Catholic Secondary College- 2km to Bracken Ridge State Primary School- 2.2km Emily Seebohm Aquatic Centre- 2.2kms to BMX Bike track, largest of its kind in Australia- 3.5km to Carseldine Train Station- 4.5km to Taigum Village Shopping Centre- 5km to ever-popular Sandgate waterfront - 20km to Brisbane's CBD- easy access to highway for weekend escapes to north/south coasts- all distances approximate only As a suburb, Bracken Ridge boasts positive and significant annual capital growth for the last 7 years consecutively; throughout 2023 it topped the media charts as a "real estate hot spot". Official statistics confirm that the north-Brisbane property market is one of the strongest in Queensland at present ... you can invest in your future here with absolute confidence. Stand-alone townhomes, let alone with 3 bedrooms, all the "extra's" and sizeable courtyard areas, are almost non-existent in our region. Those very few which do exist are tightly held and rarely released to market. Buyer demand far outweighs supply. Whether you're looking to nest or invest, this has to be one of the best and smartest acquisitions locally. You'll need to act fast to avoid disappointment.