

32 Denham St, Bracken Ridge, QLD 4017

Offers Over \$990,000

House 3 1 2



Lowset Living on a Sizeable 580sqm Block with Side Access

Positioned within a highly convenient and desirable pocket of Bracken Ridge, this neat and tidy lowset brick home presents an outstanding opportunity for first home buyers, families, downsizers and savvy investors alike. Set on a generous 580sqm block, the home offers comfortable living, excellent outdoor space and valuable side access for additional vehicles, boats or caravans.

Open for Inspection

By Appointment.

Designed for easy everyday living, the spacious living and dining area connects seamlessly with the tidy kitchen, creating a functional and welcoming central hub of the home. Sliding doors extend out to a covered pergola, providing the perfect space for entertaining while overlooking the large family-friendly backyard with plenty of room for children and pets to enjoy.

Offering a practical single level layout, the home includes three bedrooms, a two-way bathroom with shower over bath, separate toilet and an internal laundry for added convenience. The home is further enhanced with air-conditioning and vinyl plank flooring, providing both comfort and low maintenance practicality throughout. The double lock-up garage and wide side access further enhance the property's appeal, catering perfectly to buyers seeking additional storage or space for recreational vehicles.

The location is exceptionally convenient, positioned close to quality schools including Bracken Ridge State School, St Joseph's Catholic Primary School and Sandgate District High School. Reliable bus transport is within walking distance, while Bracken Ridge Plaza (Coles) is only minutes away. With easy access to major arterial roads and just 15km from the Brisbane CBD, the lifestyle on offer here is both practical and highly connected.

Currently rented for \$610 per week, the property also represents an excellent investment opportunity within a consistently strong rental market.

Key Features:

- Neat and tidy lowset brick home on a 580sqm block
- 3 decent sized bedrooms
- Two-way bathroom with shower over bath and separate toilet
- Spacious living and dining area
- Well-appointed kitchen with electric cooktop and oven
- Air-conditioning for year-round comfort
- Low maintenance vinyl plank flooring

Listed By

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Floorplan



Whilst every attempt has been made to ensure accuracy,
Floorplans are representative & should be used as a guide only.

