

3/1 Mitchell St, Acacia Ridge, QLD 4110

Sold - 25/02/2024

Townhouse 4 2 1



SOLD BY ANA WANG

Offering a generous four bedrooms across its two light-filled levels, this spacious townhouse is conveniently located within a short walk to shops, bus stops, the local leisure centre, and a well-equipped park and playground.

Highlights:

- One of only four in a near-new complex (built 2016)
- Low Body Corporate \$2520 per year
- Minimal yard maintenance with only a neat tract of lawn to tend
- Multiple split-system A/C units across communal living spaces and master bed
- Sub-10 min drive to zoned schools, Acacia Marketplace, and Sunnybank Hills Shoppingtown

Expansive glass sliders at the front and back of the lower floor allow this townhouse to capture welcome breezes when needed and tranquil natural light through the day, while large format floor tiles make for easy cleaning through its high-traffic areas.

A statement timber door makes a great first impression, opening into a bright, white lounge room that flows into the kitchen and dining area, then out through jet-black framed sliders to a timber-decked patio overlooking a child-friendly, private yard.

Twin feature pendants hover over the kitchen's lengthy dining bar, housing a stylish sink and tapware combo. A modern suite of appliances is all-electric, and storage is abundant - including a big, double-door pantry and space for a family-size fridge/freezer unit.

A timber staircase connects the two levels, across which are four bedrooms; the air-conditioned master is equipped with a private ensuite and walk-in robe, while another has sliding door access to a sweet balcony.

A frameless glass shower screen enhances the sense of space in what is already a substantially sized main bathroom, with contrasting floor and wall tiles.

From this central location you can set out on foot and reach the closest IGA or be splashing around in one of the pools at Acacia Ridge Leisure Centre in just 4 minutes. Double that and you're at shady C.A. O'Sullivan Park where there's an oval, playground, communal gym gear, BBQ facilities, and a basketball court.

Listed By

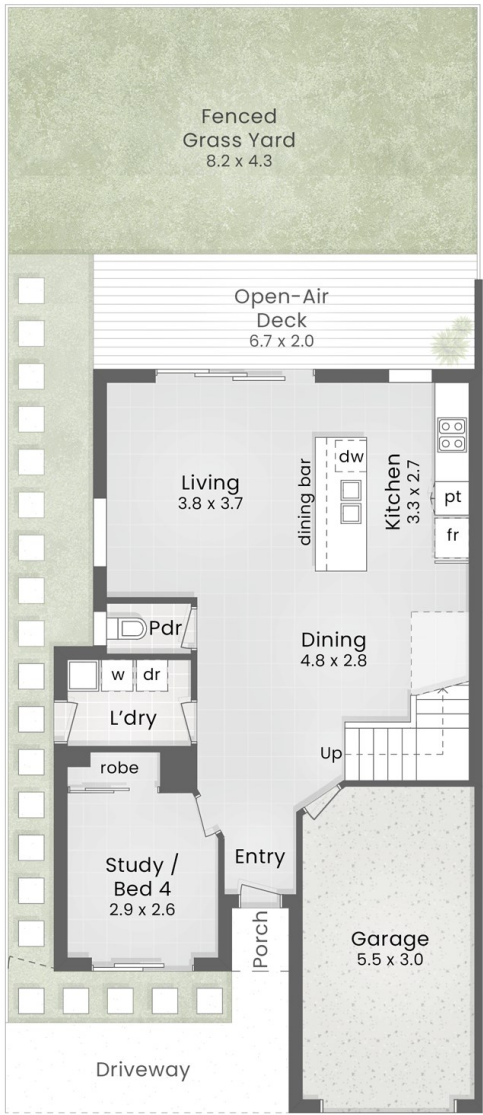
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Open for Inspection

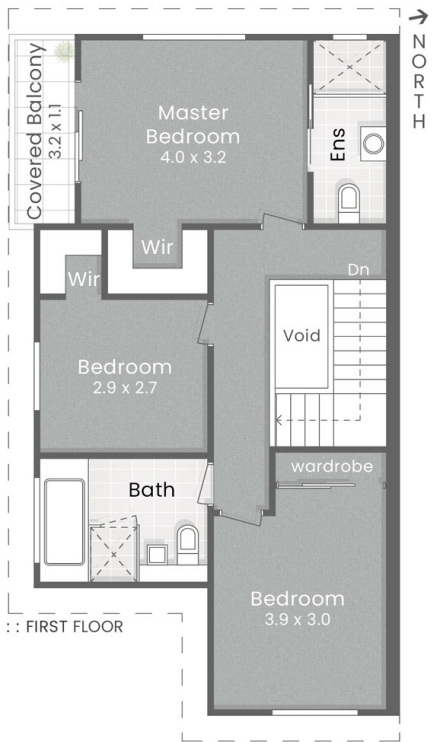
By Appointment.

Floorplan



:: GROUND FLOOR

DRIVEWAY ACCESS TO
MITCHELL STREET



:: FIRST FLOOR

LJ Hooker
Property Partners

3/1 Mitchell Street
ACACIA RIDGE

- 4 Bed
- 2 Bath + Powder
- 1 Car

Internal 143m²
Balcony, Deck
& Porch 19m²
Total 162m²
Remaining Fenced
Area 50m²

pdc.
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