

**11 Evergreen Avenue, Bray Park, QLD, 4500**



**House For Sale**

Wednesday, 8 January 2025

11 Evergreen Avenue, Bray Park, QLD, 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



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## CLOSE TO SCHOOLS & SPORTING FIELDS

If you are looking for a good size home close to schools and sporting fields, look no further, this four-bedroom home could be the perfect fit!

The home is situated on a 652m<sup>2</sup> block behind a remote electric gate, and offers polished timber floors, air-conditioned living-kitchen-dining area leading to a large deck at the back and a glass sliding door to the front verandah from the living room. The main bedroom is air-conditioned, all bedrooms have built-in robes and fans. The family bathroom is modern with a deep bath to soak away the stress of the day.

Downstairs has been fully renovated and would be perfect for a home business. With an air-conditioned utility room, kitchenette, air conditioned bedroom, bathroom, laundry and garage.

Parking is not a problem, with a concrete pad beside the shed, ideal for a caravan or truck plus there is an abundance of room in the large backyard for a pool or another shed. The local bus stops at the end of the street, and it is walking distance to Les Hughes Sporting Fields, Holy Spirit, Genesis College and Bray Park high school.

### FEATURES - UPSTAIRS

- \*Kitchen with electric cooking
- \*Dishwasher
- \*Air-conditioned living/dining/kitchen
- \*Large back deck with access to the back yard
- \*Three bedrooms - all with BIR
- \*Main bedroom with air-conditioning
- \*Family bathroom
- \*Separate toilet
- \*Fans in Living area and bedrooms

### DOWNSTAIRS:

- \*Air-conditioned utility room
- \*Kitchenette
- \*Bathroom
- \*Separate toilet
- \*Air-conditioned fourth bedroom
- \*BIR and fan in fourth bedroom
- \*Single garage under home
- \*Separate single garage at end of driveway
- \*Concrete pad for caravan
- \*Water tank
- \*Garden shed
- \*Fenced back yard - room for a pool
- \*Large electric gate suitable for truck or van
- \*Fibre optic
- \*Potential rental \$650 - \$680 per week

### APPROXIMATE DISTANCES:

- \*1km to Bray Park High School
- \*1.8km to Genesis College
- \*1km to Holy Spirit School
- \*600m to Les Hughes Sporting Fields
- \*1.8km to Warner Market Place
- \*15.4km to Westfield North Lakes
- \*14.5km to Chermside Shopping Centre

\*26km to Brisbane CBD

\*27.4km Brisbane Airport

Please call Karen for a private inspection