

**13 Stimpson Street, Fairfield, QLD, 4103**

**hodge.**

**House For Sale**

Saturday, 11 January 2025

13 Stimpson Street, Fairfield, QLD, 4103

**Bedrooms: 3**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Henry Hodge

## Spacious family home within 5km of CBD

Nestled in a lush, tropical setting, this spacious family home offers tranquillity and practicality within 5km of the Brisbane CBD.

Constructed in 2012 with comfort, privacy and practicality in mind, the upstairs boasts three generous bedrooms, each with private ensuites, built in wardrobes, and ceiling fans, plus a separate powder room for guests. Also upstairs, is the functional kitchen and open-plan living and dining area that flows effortlessly to the expansive, north-facing deck, great for morning coffees, evening sunsets, or entertaining amidst serene, leafy surroundings.

Downstairs you will find an additional, large living area, a study that can comfortably be used as a fourth bedroom, a fourth bathroom, and internal access to the double lock up garage. There is also a covered downstairs patio, offering an additional outdoor retreat amongst the greenery.

Notable features:

- Sizeable kitchen with Westinghouse oven and stove and Bosch dishwasher
- Double lock-up garage with ample storage
- Solar panels for energy efficiency
- Ceiling fans throughout
- Security screens throughout which enables beautiful cross breezes
- Expansive balcony with views over the back lawn and suburbia
- Elevated build

Location:

- 2 minutes to Dutton Park Train Station and 4 minutes to Fairfield Train Station
- 3 minutes to the planned Boggo Road Station in the Cross-River Rail project
- 3 minutes to Fairfield Gardens Shopping Centre
- 3 minutes to Dutton Park State School (Prep to Year 6)
- 2 minutes to Brisbane South State Secondary College (Year 7 to Year 12)
- 3 minutes to Fairfield Park with an off-leash dog area and Fairfield Skatepark
- 6 minutes to the Gabba
- 7 minutes to the West Village Shopping Precinct, including Harris Farm Markets, Woolworths, and Soak Bathhouse
- Within 8 minutes of all the culture and vibrancy that West End and South Brisbane have to offer, including QPAC, QAGOMA, South Bank Parklands, QLD Ballet, the Davies Park Markets, plus countless dining and wining options
- Within 10 minutes of Brisbane's top educational institutions, including Churchie, the Grammar schools, Terrace, All Hallows, St Laurence's, Somerville House, UQ St Lucia, QUT Gardens Point, Griffith Uni South Bank, and South Bank TAFE

Whether you are a first home buyer or a seasoned investor, this home is a must-see.

Please contact Renee Zerk on 0417 793 595 if you have any questions.

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