

# 52 Loder Street, Atherton, Qld 4883

## House For Sale

Tuesday, 7 January 2025



52 Loder Street, Atherton, Qld 4883

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 826 m2**

**Type: House**



Kaydee Chatfield

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## Offers Over \$495,000

This charming home, showcasing beautiful timber features, is perfectly positioned close to schools, shops, and parkland, making it an ideal residence with abundant space or an excellent investment opportunity. The property also offers the potential to add a second dwelling at the rear with its own separate access. Inside, the home boasts three comfortable bedrooms, two of which include built-in cupboards and carpets for added comfort. The living, kitchen, and bedroom areas feature stunning timber floors, creating a warm and inviting atmosphere. The spacious open-plan living area is equipped with reverse-cycle air conditioning and seamlessly flows onto a front patio and a private deck, perfect for relaxing or entertaining. The kitchen is well-appointed with ample cupboard and bench space, a large pantry, and electric appliances, making meal preparation a breeze. The bathroom features two basins, featuring a large shower recess. Step outside to a timber deck that overlooks the rear yard, offering a peaceful spot to unwind. A generously sized rumpus room provides additional living or entertainment space, complete with a separate rear patio. Adjacent to the rumpus is a spacious laundry area, similar in size to a single-bay garage, providing ample storage options or at present, it is currently being used as a spare bedroom. The fully fenced rear yard includes double gates for convenient vehicle access, while the single carport features an attached studio or utility room, ideal for studio or potential to be a granny flat. With so much to offer, this home is a rare find that perfectly balances comfort, functionality, and potential. Contact Exclusive Marketing Agent Kaydee Chatfield 0417 468 941 at Main Street Real Estate to arrange your private viewing.