



40 Hoffman St, Mcdowall



AMAZING FAMILY HOME - MUST SEE !

This classic two-level solid brick and tile home is located in a tree lined street, in a sought after area of McDowall. It has been lovingly cared for and this is the First time offered for sale since it was built. Yes, it is as good as it looks, "Perfect for your family"

Ample space is available from this property making it ideal for that family that has all the toys or build that inground pool you have always dreamed of as the property sits on 617m2 of land.

The moment you walk inside, you will feel right at home and see the care and love that this home has had from when it was built.

Downstairs you will be surprised by the space and potential this area has with a large living/ family room area perfect for those large family gatherings or for when extra guests come to visit. This area leads out to a under cover deck area perfect for those bbq's with friends. To top it off downstairs is an extra toilet and ample storage off the double lock up garage with plenty of storage cupboards.

With internal stairs you lead up to a lovely and inviting air conditioned lounge area where you can enjoy the filtered light and breezes from your enclosed front balcony. There even is a study nook perfect for the children to do their homework.

The home comes with a spacious and modern kitchen with ample bench space and cupboards that over looks your dining area as well the back yard.

Upstairs you have 3 roomy bright and airy bedrooms, all with built in cupboards and the main bedroom has split system air conditioning.

The family bathroom comes complete with separate bath and shower which has all been well cared for and maintained over the years and is perfectly large enough for your family.

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Price SOLD for \$1,020,000
Property Type Residential
Property ID 2127
Land Area 617 m2

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Off the kitchen and dining area you have your very own deck that has shutters and blind to protect you from the sun and rain while still enjoying those breezes overlooking the back yard perfect to watch the children play.

Some of the features of 40 Hoffman Street McDowall are:

Highset Brick and tile home in this highly sought after location.

Double lock up garage with one garage being remote controlled.

Extra storage downstairs

Fully fenced block

3 Bedrooms upstairs

Office area

Front porch + Rear deck + Downstairs alfresco area

Move in Ready

Garden Shed

Internal and external stairs

Extremely large family room downstairs

Extra toilet downstairs with room to add a shower if needed

Useable laundry space with extra space for a craft or sewing area

The location of this property is surround by established well cared for homes and is close to schools, public transport only 50 metres walk, shopping, child care centres. You will just love the area being so convenient to all facilities.

Chermside shopping centre is only 5klms away and your are within 15 mins to Brisbane Cbd making this a perfect location for those that work close to the city.

I am proud to present this home for the sellers as it is now time for them to move on and let someone else make their memories. Vacant and ready to move in as soon as you are ready.

Do not delay contact Leisa Lowe from Jan Jones Real Estate today to inspect as I am sure you will fall in love with what this lovely home has to offer.

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