



## 3 Carawatha Street, EVERTON PARK, QLD 4053

### SPACE TO SPARE IN THIS COLOURFUL COTTAGE

»... talk to Di about this charming post war home with more space than others of this much loved, high quality style of architecture. Located in a peaceful tree lined street, the front entry deck is the perfect welcome home to bright and airy open plan, air conditioned living. A large formal lounge greets as you enter, flowing through open plan dining space and a large light filled family room. From a north easterly facing wall of windows to this room you can look over the large, private and level fenced back yard. The kitchen is the heart of this home and offers a breakfast bar, gas cooktop, plenty of storage space and a Bosch dishwasher! The upstairs bathroom is tiled soft neutral colour tones, has a full size bath and a separate toilet and is centrally located to 3 generous bedrooms. Internal stairs lead to a perfect area for guests and/or an office with an adjoining bathroom and access to the beautiful big back yard where you can entertain outdoors under the shade of beautiful trees - imagine a Garden Party under the stars! The lower level is fully concreted and provides a great area to store camping equipment or an at home gym.

This location is superb! An easy 5 minute walk takes you to 2 hectares of the fantastic Teralba Parklands which includes sports fields, a great kid-space playground, a newly installed ninja warrior course, off leash dog park and access to Kedron Brook Bikeway. Walk to bus stop, Mitchelton Train station, Brookside Shopping Centre, and Mt Maria College. The culinary delights and party atmosphere of Park Lane Dining Precinct is only 5 minutes drive away along with supermarkets and all professional services. Major

**TYPE:** Sold

**INTERNET ID:** 95P2790

**SALE DETAILS**

**Offers Over \$860,000**

**CONTACT DETAILS**

**Elders Real Estate Everton Park**

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Everton Park, QLD  
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**Di Webb**

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redevelopment adjacent to Brookside shopping centre, including a vibrant dining and entertainment precinct, and a new Dan Murphy's store is well underway. Everton Park is a family friendly suburb with exceptional Capital Growth and is home to a wide range of great state and private schools and is located less than 10km to CBD - what's not to love!

...talk to Di about these fabulous features

- Front deck
- Big level yard
- Pretty tree lined street
- Guest room/ teen retreat on lower level with
- Adjoining modern bathroom/toilet
- Main bathroom upstairs
- Full size bath
- Separate toilet
- Central kitchen
- Breakfast bar
- Gas cook top
- Bosch dishwasher
- Polished timber floors
- Carpet to bedrooms
- Fresh paint
- Large open plan living areas
- Air conditioning throughout
- Ceiling fan
- Casement windows
- Window pelmets
- Decorative ceiling trim
- Cleverly located internal laundry
- Plenty of storage space on concreted lower level
- Side access
- Rain water tank
- Drive through garage
- Walk to Bus stop, Mitchelton Train Station, Teralba Parklands, Brookside Shopping Centre
- Exciting Dining Precinct and Dan Murphy's to open soon!

- Land Area 607.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2









MAIN LEVEL



LOWER LEVEL



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT	: 130.64m <sup>2</sup>
EXT	: 8.51m <sup>2</sup>
CAR ACCOM./STORE	: 83.55m <sup>2</sup>
<b>TOTAL</b>	<b>: 222.70m<sup>2</sup></b>

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