



**PRICE GUIDE:** \$600,000.00

Area: 824 m2

## Looks Can Be Deceiving!!!

Quietly positioned in the highly sought-after suburb of Aitkenvale, this low-set home is designed to deliver superb liveability for a growing or expanding family, across a versatile layout.

Currently separated into two separate residences, with each side featuring 3 bedrooms, 1 bathroom & their own kitchens it offers appeal few other homes do.

Situated on an easy-care block, It's convenient to public transport, major shopping centres, private and public schools and restaurants.

### THE PROPERTY

- Massive 6-bedroom home currently converted into two individual and separate dwellings
- Powerbox has already been separated for each side and would only require a second Ergon meter to be installed
- Two garden sheds
- Bore water & fully irrigated to yard & gar



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

5 Bracken Court, Aitkenvale, QLD 4814