

# 18 Lorward Ave, Bardon



## FAMILY HOME IN SUPERB LOCATION

- Open plan living, dining & kitchen extend to expansive covered rear deck with built-in bench seating & under seat storage
- Fully fenced and level backyard
- Modern kitchen with S/S bench tops, gas stovetop, large double sink & integrated dishwasher
- A multipurpose TV room/second living room adjoining the deck
- Master with WIR, ensuite, bay window, aircon, ceiling fan & plantation blinds
- Huge remote garage to fit 3 vehicles
- Internal timber staircase with functional under stair storage – great for suitcases or wine cellar
- Low maintenance landscaping with automatic irrigation system
- Rainwater tank and brand new solar hot water system
- Surrounded by parks, bikeways, walking tracks, playgrounds sporting facilities
- Yoga studio & café at the end of the street
- Less than 1km to Mt Coot-tha's walking and cycling tracks



**SIMON WHEELANS**  
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Place.



**FOR SALE**

   **sqm**  
4 3 3 500

**Real Property:**  
Lot 1 / RP909971

**Rates: \$707/Qtr**



# Floor Plan



Approx. Floor Area | Internal 210 m<sup>2</sup> | External 51 m<sup>2</sup> | Total 261 m<sup>2</sup>

UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN METRES. THIS PLAN AND INFORMATION CONTAINED WITHIN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT GUARANTEED TO BE EXACT. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



If you are considering selling or would like to know what your property is worth in the current market, please feel free to contact me on the details below.



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