@realty

FOR SALE

EXCEPTIONAL 3BRM HOME + STUDY NOOK ON A GENEROUS 800M2!

Beautifully presented and well-maintained, this gorgeous family home offers three sizeable bedrooms, generous living spaces, and a separate office for those working from home or requiring a teenager retreat.

The exceptionally large entertaining patio, above ground swimming pool and spacious yard make socialising a pleasure, invite family and friends to enjoy BBQ's whilst the children play in the pool and fully fenced yard.

Well positioned sheds, vegetable gardens and a rainwater tank complement each other, and provide plenty of space to store all your gardening tools and grow your own garden patch which can be watered using the onsite water tank.

Features include:

- Three generous bedrooms all offering built in robes, ceiling fans and air conditioning
- Well-appointed kitchen with stainless steel appliances, breakfast bar and plenty of cupboard space
- Ceiling fans and air conditioning throughout
- Office (currently a hair dressing salon)
- Two-way bathroom
- Lock up garage
- Secure carport
- 6kW Solar panels
- Water tank with pump
- Security screens throughout
- Large patio
- Fully fenced yard with Colourbond fencing

This property is perfect for home buyers or investors looking for a chance to enter the thriving Queensland investment market. With easy access to schools, shops, parks, and public transport, call today to secure this immaculate home offering everything in generous proportions.

3 BED | 1 BATH | 2 CAR

PRICE:
Sold by Nada and Helana

OPEN FOR INSPECTION:
N/A

Helana Kuhl
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Shed
4.2m x 3.0m

(Not In Position)

Shed
3.0m x 2.2m

(Not In Position)

Covered Alfresco
11.3m x 4.5m

Alfresco
3.9m x 3.2m

ROLLER-DOOR

Storage
3.0m x 1.6m

L'dry

Single Carport
3.0m x 6.6m

Single Garage
3.6m x 5.0m

Kitchen

Dining
2.7m x 3.9m

BIR

Bed 1
3.0m x 3.2m

Studio
2.4m x 5.0m

F

PTRY

CUP'D

Bath

CUP'D

Lounge
4.0m x 4.0m

Bed 3
2.7m x 3.0m

Entry

BIR

ROLLER-DOOR

Bed 2
3.0m x 2.6m

BIR

1 Rubicon Court **COLLINGWOOD PARK**

🛏 3 | 🚿 1 | 🚗 2 | 🏠 244m² | ▭ 800m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide
only. All dimensions are estimates only and may not be exact measurements.

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