3 CRESSBROOK COURT **MEADOWBROOK**

@realty

FOR SALE

EXTRA LARGE HOME – IDEAL FOR THE EXTENDED FAMILY 31 SQ OF SPACIOUS LIVING - OWNER HAS PURCHASED ELSEWHERE- REDUCED TO $ 700,000

This well presented open plan brick & tile low set home is owner occupied and well looked after. This home is situated in a peaceful quiet neighbourhood, as such the peace and tranquility is guaranteed. With a 20 M frontage and beautifully landscaped gardens and this extra large home with a pleasing layout is ideal for the extended family who is looking to earn extra income while working from home. Suits who needs extra office space ,family day care from home etc. Ideally located within close proximity to shopping centre with new Woolworths, Railway station , doctors surgery ,university and schools

PROPERTY FEATURES:
5 bedrooms (main en-suite and Walk in Robe) plus play room for kids
2 bathrooms (one two way bathroom plus en-suite)
Walk in robe to main & wardrobes to all the bed rooms
2 Spacious Living areas
Open plan kitchen
Formal Lounge
Ducted air conditioning and ceiling fans throughout (plus extra split system)
Spacious Indoor/Outdoor under cover area
Security system and panic buttons installed
Crim -safe security screens
Extra-large double Lock up Remote Garage (2.5 garages)
Fully landscaped
Enclosed patio/ entertainment area or 3rd living area
Gazebo / Bali hut – Ideal for outdoor spa
24 solar panels on the roof
The property has 675M of flat land with over 20 m of frontage and the land is rectangular in shape
Estimated rent is $700.00 to $750.00/ week (Appraisal is available on request)
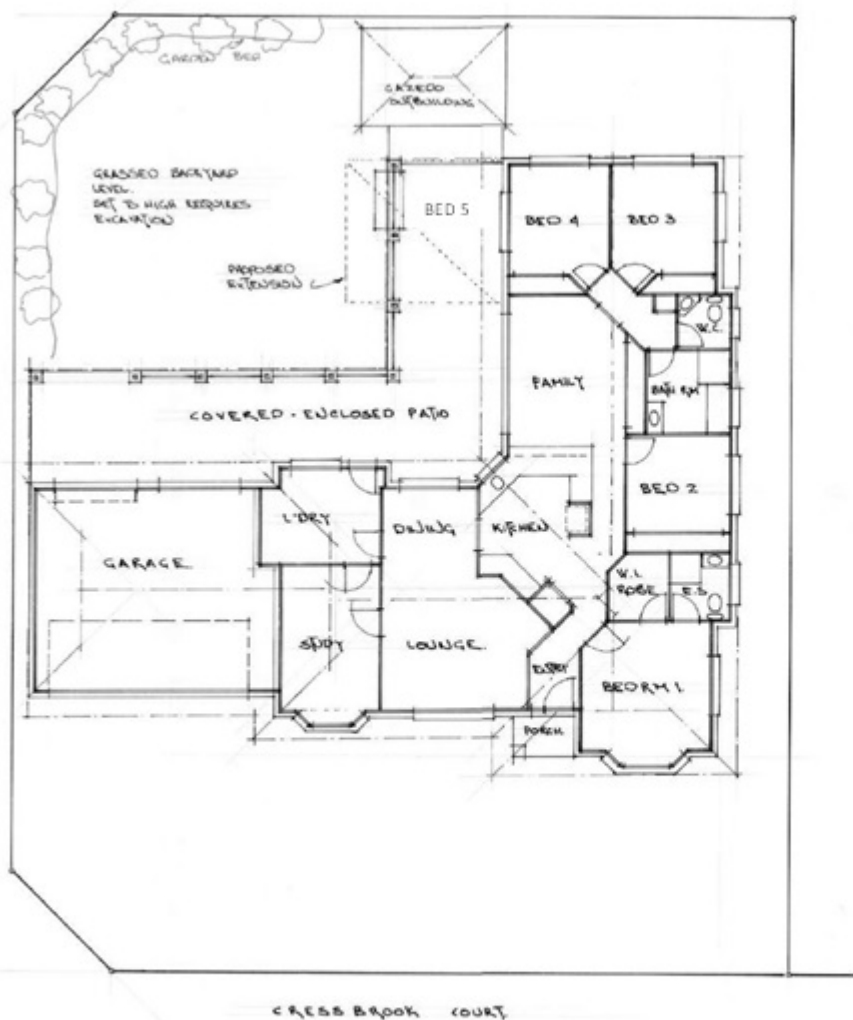
ABOUT MEADOWBROOK SUBURB

5 BED | 2 BATH | 2 CAR

PRICE:
$700,000

OPEN FOR INSPECTION:
N/A

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Real Property Description

Lot – 449

RP – 290555

Parish – McKenzie

County – Stanley

Site Area – 675m²

Local Authority – Logan City Council

Private Certifier – TJR Building Certifiers

Site Classification – N2

Property is located in an established residential area. Average lot size 650m².

Local allotments have single detached dwellings, outbuildings and established gardens.

Floor Area

Existing House	– 280.68m²
Gazebo	– 13.00m²
	293.68m²
Proposed Extension	– 5.72m²
(Overall Building 20.68m²)	
Overall House	– 299.42m²

Site Cover – 44.2%

Brief Description of Existing House

Single detached house, single storey, concrete slab on ground.

Original house build – 1997 more recent additions including double garage and enclosed covered patio at rear of building – 1999

Walls – face brick veneer

Frame – seasoned pine – 70mm throughout

Ceiling Height – 2430mm

Roof Frame – timber framed trusses for concrete tiled roof, 600mm overhang, metal fascia band barges, roof pitch – 20°

Joinery – generally powder coated aluminium framed sliding windows and doors

GRASSED BACKYARD LEVEL. BUT TO HIGH REQUIRES EXCAVATION

PROPOSED EXTENSION

BED 5

BED 4

BED 3

COVERED – ENCLOSED PATIO

FAMILY

W.C.

BATH RM

GARAGE

L'DRY

DINING

KITCHEN

BED 2

SPOT

LOUNGE

W.I.
ROBE E.S.

ENTRY

PORCH

BEDRM 1

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EXISTING FLOOR – SITE PLAN

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