



**SOLD**

## EXCLUSIVE EXECUTIVE FAMILY LIVING

Indulge in the epitome of exclusive and executive family living with this captivating two-storey residence. Positioned for prestige, this quality home is designed to leave a lasting impression. Nestled in the highly sought-after "The Avenue," a premium Street with a dress circle charm, this is your chance to embrace a fantastic neighborhood adorned with quality homes and top-notch amenities, including a nearby children's playground/park—a perfect haven for both kids and your furry companion.

Enjoy the convenience of an ideal location, with proximity to excellent schools such as St John's Anglican College, Forest Lake State High School, Pallara State School, and Grand Avenue State School, coupled with easy access to both Brisbane City and the Gold Coast.

An astute addition to any investor's property portfolio, this home offers the opportunity to capitalise on the area's growth and the high demand for exceptional rental properties.

Ready for a swift settlement, this vacant property allows you to swiftly embark on the ultimate lifestyle experience.

The chef's galley-style kitchen, complete with stainless steel appliances and sleek finishes, serves as the heart of the home. A separate fully equipped laundry with storage and side access adds to the practicality of the layout.

Open-plan, spacious, and thoughtfully designed, the residence boasts numerous extra benefits. Upstairs, discover the private and spacious master bedroom with a walk-in robe and ensuite bathroom. Additional storage space in the hallway caters to the needs of a growing family. Three generously sized double bedrooms with built-in robes and ceiling fans, a family room, designated study, and a home office area make this home conducive to a flexible and modern lifestyle.

A modern and trendy main bathroom with a separate toilet ensures space and privacy for the entire family. The double lock-up garage, accompanied by a driveway allowing parking for two more vehicles on the property, adds to the practicality of the residence.

An entertainer's delight, the home seamlessly blends indoor and outdoor living and dining spaces, perfect for relaxing and enjoying quality time with family and friends. There is immense

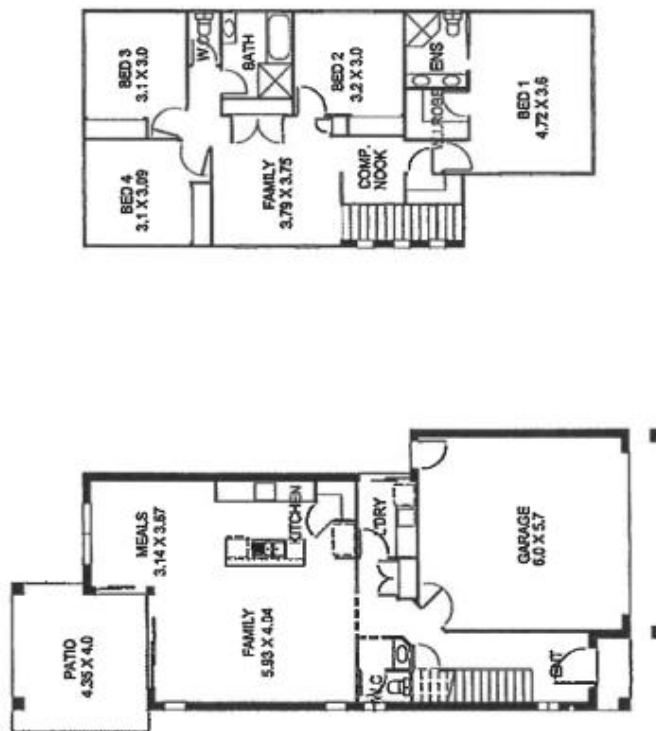
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$837,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Sandra Sherratt**  
**0411298493**  
sandrasherratt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



"LOT 33 THE AVENUE HEATHWOOD"

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.