

**SOLD**

## NEST AND INVEST IN CENTRAL LOCATION!

This modern and spacious 4 bedroom plus study home is situated in a quiet street and a very sought after location in Crestwood Heights. This family friendly floor plan is a perfect property for both astute investors and owner occupiers. Conveniently located close to Trinity Lutheran College, Griffith University, The GC University Hospital, schools, shops, park and public transport.

The property features: Upstairs:

- Master bedroom with ensuite and walk in robe
- Further 3 good sized bedrooms with built in robes
- Large rumpus
- Family bathroom and separate toilet

Downstairs:

- Large formal lounge
- Media or TV room
- Study or Bedroom 5
- Modern kitchen with granite benchtop, stainless gas cooktop and dishwasher
- Open plan living and dining area leading to undercover alfresco entertaining area
- High ceilings 2.7m
- LED lighting
- Security screen doors and windows
- Solar power system approx 6.0 KW
- Split system reverse cycle air conditioning all living areas and master bedroom
- Internal access remote double lockup garage and roller door access to backyard
- Abundance storage space and powder room
- Currently tenanted till Jan 2025
- Fully fenced property
- Large garden shed
- Established garden and fruit trees
- Low maintenance yard
- Built in 2006
- 450m2 block

For information or to inspect, please contact listing agent.

**5 BED | 2 BATH | 2 CAR**

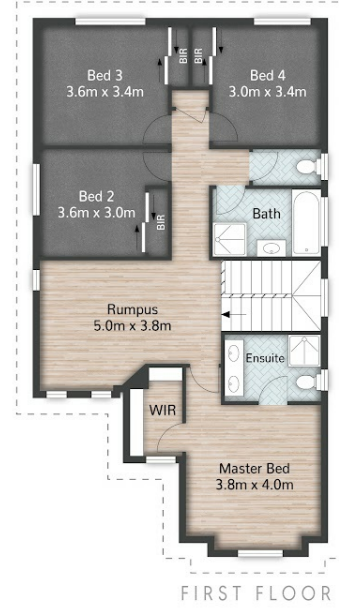
**PRICE:**  
**\$1,123,000**

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



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Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all



22 Corymbia Way **MOLENDINAR**

5 | 2 | 2 | 300m<sup>2</sup> | □

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.