



FOR SALE

17/05/2025 - OPEN HOME CANCELED UNDER OFFER NEST OR INVEST – YOUR GATEWAY TO THE BOOMING QLD PROPERTY MARKET!

Seize this exceptional opportunity to step into one of Queensland's fastest-growing regions!

Tucked within the flourishing Riverbank Estate, this beautifully appointed family home is just moments from local shops, cafés, restaurants, scenic parks, and everything this vibrant, up-and-coming neighbourhood has to offer. Whether you're looking to settle down or expand your investment portfolio, this property ticks all the boxes.

Step inside this spacious, single-level stunner and you'll find style and functionality at every turn. The heart of the home is a sleek modern kitchen featuring stone benchtops, a walk-in pantry, and a gas cooktop tailor made for the family chef. The open plan living and dining space flows seamlessly onto a generous tiled alfresco area, ideal for entertaining or simply enjoying those lazy Sunday afternoons.

Live your best outdoor life surrounded by lush parklands, peaceful walkways, and a welcoming community that's growing by the day. Whether you're making it home or making it your next smart investment – this one's must-see.

Year Built 2017
Currently Owner Occupied
Approximate Rental Appraisal: \$630 - \$650 per week

PROPERTY FEATURES:

- Modern kitchen ft stone benches & walk in pantry
- Gas cooktop
- Open plan living & dining featuring a large split system AC
- Large master bedroom featuring WIR, AC & Ensuite
- 3 additional bedrooms with BIR & Fans
- Study nook
- Security screens throughout

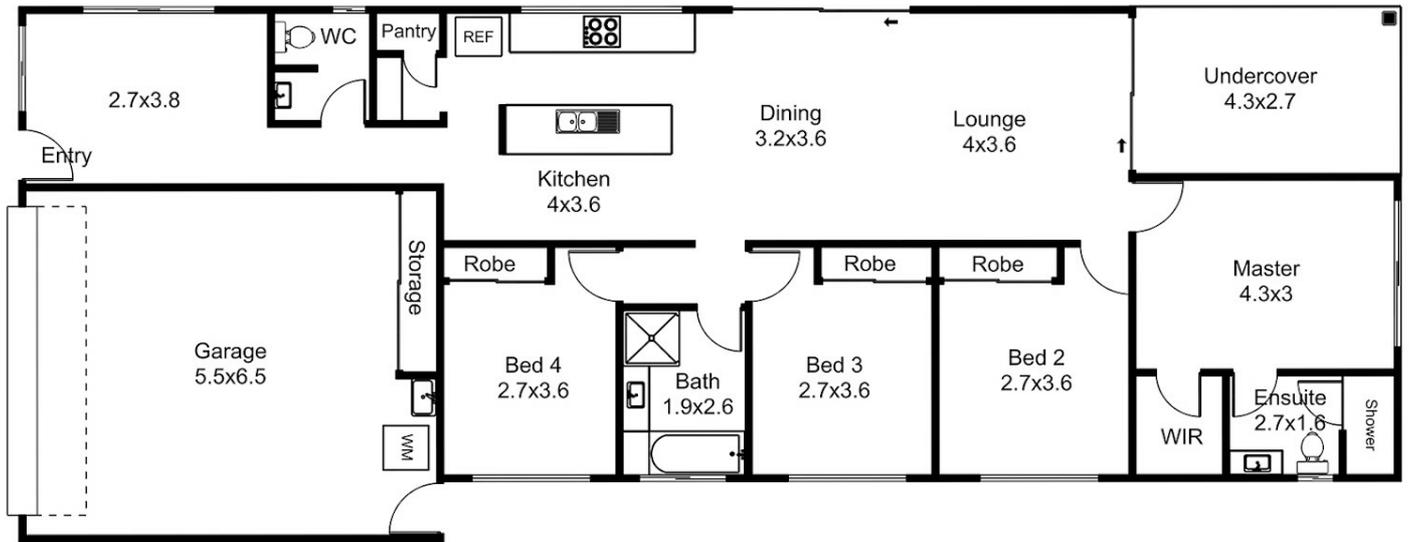
4 BED | 2 BATH | 2 CAR

PRICE:
OFFERS OVER \$749,000

OPEN FOR INSPECTION:
N/A



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Floor plan, measurements and dimensions are approximate and are for illustrative purposes only.
 Pixmo Productions gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

FLOOR PLAN:

36 RAFF ROAD - UPPER CABOOLTURE

APPROXIMATE UNDER ROOF SPACE = 170m²

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.