

**107 Sanctuary Drive, Forest Lake, Qld 4078**

**House For Sale**

Thursday, 13 June 2024



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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



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## LET'S TALK

Beautifully finished throughout, this well-designed family home is an ideal opportunity to secure a wonderful piece of real estate in the tightly held Sanctuary Pocket of Forest Lake. Free-flowing open spaces are flooded with natural light and seamlessly blend through in an atmosphere surrounded by lush greenery, while the kitchen offers a beautiful central focus for entertaining. The residence provides four spacious bedrooms, while the light-filled master suite boasts an ensuite with a large double shower and vanities. It reveals a warm and welcoming lounge/dining and a separate kitchen, equipped with modern appliances, and flows seamlessly into the beautiful outdoor entertainment area.

**PROPERTY FEATURES:-** A fully fenced, 640m<sup>2</sup> block- Four good-sized bedrooms including master with ensuite- Separate study and multiple living/dining/outdoor areas- Double lock-up garage with remotes- Ducted Air Conditioning throughout- Brand new night and day blinds- Freshly painted throughout- New block out blinds in bathrooms- Open-plan design- Kitchen skylight and LED downlights- 900mm Electrolux induction cooktop and oven- 900mm Westinghouse rangehood with ducting to roof cowl- Miele dishwasher- Large separate laundry- Large patio perfect for entertainment- Updated security system (alarm)

Potential rental income: \$800-850 per week

Situated within 30km of the Brisbane CBD, this is a perfect opportunity for first home buyers, young and established families, and savvy investors.

**ADDITIONAL INFORMATION:-** Year built: 2004- Walking distance to all local amenities- Easy access to the Logan Motorway- On the Pallara State School bus route- FTTP (Fibre to the premises) NBN connection

Please send all enquiries to DANNY or the TEAM for any further information regarding this property. Complimentary in-house finance check is available for buyers looking at purchasing.

**Disclaimer:** The information presented in this advertisement has been diligently prepared to ensure its accuracy and truthfulness. However, we bear no responsibility and hereby disclaim all liability for errors, inaccuracies, misstatements that may be found within. We strongly advise potential purchasers to conduct their own thorough assessments and financial investigations to independently verify the information provided herein.