

**11 Higgins Street, Collingwood Park, Qld 4301**

**House For Sale**

Saturday, 18 May 2024



11 Higgins Street, Collingwood Park, Qld 4301

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 905 m2**

**Type: House**



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## Expression of Interest

Sprawled across a 905m<sup>2</sup> elevated allotment in a premier pocket of Collingwood Park, this 2006 Coral Built Family Home holds prime position for expansive views across the heart of Collingwood Park and beyond. Offering over 275m<sup>2</sup> under roof, this home offers its next owners the opportunity to enjoy its upscale proportions in space and size, yet also allowing a growing family the chance to set down their roots for the next 20 years. With some of Collingwood Parks best recreational facilities, shopping, and entertainment options right at your doorstep, this incredible family home offers, but is not limited to;

- Elevated on a 905m<sup>2</sup> allotment. 275m<sup>2</sup> Under Roof.
- East Northeast Facing with serene bushland views.
- Positioned in a tightly held sought after location.
- A true original family residence that captures the essence of the local community.
- Five spacious bedrooms including large master suite with XL Walk-in robe and en-suite, with the remaining bedrooms all with BIR, Zoned Ducted A/C, fans, serviced by a second bathroom.
- Multiple indoor and outdoor living zones; including a formal lounge serviced by its own third bathroom/powder room and extra deep walk-in linen cupboard to suit, formal dining, main living, kids retreat area, large outdoor entertainment area and a beautifully presented private Bali hut to the front to enjoy those balmy evenings.
- Large gourmet kitchen, with multiple large benchtops, walk in pantry and centrally located to service the living, dining and outdoor entertainment areas and well-appointed with atmospheric exhaust fan and European appliances.
- Spacious and well configured layout with plenty of natural light and large ceiling heights.
- Immaculately manicured gardens and lawn, creating a serene and inviting oasis.
- Secure electric two car garage with storage space with side access to park additional 2 vehicles, trailer, or boat or both.
- The driveway has been thoughtfully designed for functionality with an additional 2 car parking bay and for convenience when entering and exiting the property with plenty of additional off-street and on-street parking available.
- Sunlit yard, with large and level grassed area through the side and rear, great for entertaining and kids to enjoy all year round.
- Ducted Zoned A/C throughout
- 6.6kw Solar System (no power bill)
- CrimSafe Security Screen Throughout
- Large Separate two-way Laundry
- Epoxy Coated Garage Floor
- Lockable Garden Shed
- Outdoor Entertainment Area with Insulated Brick Pillars
- Block Out Blinds
- Generous Storage throughout
- Fully Fenced and Secured
- 20m Street Frontage
- Private Street Façade.

Short Walk to:

- Bushland walking tracks
- Eagle Street Bus Stop
- GoodStart Early Learning
- WoodLinks State School
- Aleisha Park Reserve
- Six Mile Creek
- Woolworths Collingwood Park Shopping Centre.

Short Drive to:

- Redbank Station
- Redbank Plaza and Redbank Plains Town Square
- Collingwood Park State School
- Redbank Plains State School
- Service Station and Additional Shops
- Bruce Raleigh Oval.

Within 15 Minutes' to:

- Orion Shopping Centre
- Robelle Domain Park and Lagoon
- Springfield Central Train Station
- Mater Public and Private Hospital
- University of Southern Queensland
- Brisbane Lions Reserve Stadium (2024) and centrally located for ease of access to both the Cunningham Highway and Ipswich Motorway (M1, M2, M5, M7, M15)

With the Olympic games in sight and a pandemic-driven lust for quality family homes, everyone wants to buy a home in Queensland's Southeast right now. This is the place to be, offering space, privacy, modern conveniences, and comforts with strong potential for capital growth.

Expression of Interest, Closing Thursday the 6th of June 2024 at 5:00 PM, if not SOLD prior. For any further questions or queries, or to arrange for a private inspection, please call Moses Nguyen on 0433 397 801 or Reza Askari on 0460 923 536.