

# 11 Kensington Place, Bridgeman Downs, Qld 4035

McGrath

## House For Sale

Tuesday, 14 May 2024

11 Kensington Place, Bridgeman Downs, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 808 m2

Type: House



Alexandra Porter



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## For Sale

Nestled in the vibrant suburb of Bridgeman Downs, this 1994 built home is an ideal haven for your family. With numerous living areas, a centrally positioned kitchen, low maintenance yard, and a covered outdoor area tailored for unwinding amidst the tranquil surroundings. Experience the seamless blend of modernity and comfort that defines this residence, this home is perfect for families, investors and will suit those looking for a low maintenance lifestyle. • Family kitchen with servery window, bench space, an abundance of storage and dishwasher. • Spacious, air conditioned living and meals area. • Separate formal dining and lounge area, offering ample room for the family to relax and spread out. • Four good sized bedrooms with fly screens, three with built-in wardrobes. • Master bedroom with bay window, walk-in wardrobe and ensuite. • Fully fenced backyard with covered patio entertainment area, greenhouse, water tank and garden shed. • Double car garage with internal access. • Rates: \$420 per quarter, block size: 808 sqm • Rental Appraisal: \$850 to \$900 per week (approx) • Nbn: Hybrid Fibre Coaxial (HFC) School Catchments Prep to Year 6: Aspley East State School Year 7 to Year 12: Aspley State High School Nestled in a serene neighbourhood, this residence offers an ideal blend of tranquility and convenience. Situated within close proximity to lush parks such as Marchant Park and walking tracks like Cabbage Tree Creek Bikeway, residents can enjoy leisurely strolls and outdoor activities in the picturesque surroundings. Families will appreciate the convenience of nearby schools, including Bald Hills State School and Albany Creek State High School, ensuring quality education within reach. Located approximately 18km from Brisbane city, residents can easily access the vibrant urban hub for work or leisure. Call today to book an appointment to view. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Any rental appraisal advertised or provided was current at the time of the appraisal and may fluctuate depending on market movement. McGrath Estate Agents shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.