

12 Mallard Way, Bellbird Park, Qld 4300



Sold House

Thursday, 21 December 2023

12 Mallard Way, Bellbird Park, Qld 4300

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 505 m2

Type: House



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\$795,000

Lifestyle: Bellbird Park, a suburb of Ipswich, located 13 km east of central Ipswich. It has an ideal location, close to all amenities, offering a diverse lifestyle. Residents adore Bellbird Park's abundance of open green spaces, foliage-lined streets, and woody tracks, which are perfect for hikes, cycling and family picnics. **Residential Amenities:** It has a range of residential amenities, including schools, parks, and local shopping facilities. For example: Fantastic kids' playground, dog park and local parklands at a walking distance 4 mins to Redbank Town Square shopping centre (includes Coles, Woolworths, ALDI, Target and 60+ specialty stores) **Parks and Green Spaces:** Bellbird Park has parks and recreational areas where residents can enjoy outdoor activities. **Community Atmosphere:** It has a strong sense of community, with local events, community groups, and facilities that promote social interaction among residents. **Proximity to Brisbane:** Being in the southeastern part of Queensland, Bellbird Park benefits from its proximity to Brisbane. Residents have easy access to the larger city for employment, education, and entertainment opportunities, like an easy 8 min drive to access the Centenary Highway, Springfield Central Train Station & Orion Shopping Centre, just 10 mins drive to USQ, TAFE, Robelle Domain parklands & Orion Lagoon. Plus, a 32-minute commute to the Brisbane CBD! **Educational Facilities:** Access to quality education is crucial for families. Bellbird Park has schools and educational institutions catering the needs of different age groups. 700m to Bellbird Park Secondary College & the brand-new Bellbird Park Primary School (opens Term 1 2024) **Residential Diversity:** The suburb offers a mix of housing options, catering to various preferences and budgets. This could include detached houses, townhouses, or apartments. **Safety and Security:** A safe and secure environment is a priority for residents. The presence of community policing and other safety measures contributes to the overall appeal of a suburb. **Development and Growth:** This Suburb has been experiencing positive development and growth and attracts residents looking for an area with potential and a promising future. **Accommodation:** This is an impressive brand-new build, 4-bedroom house with 2 living areas! This house is situated on an impressive block with an area of 505m² with a decent building area of 205sqm. Could be an ideal opportunity for investors with an expected rental income of ~\$600-650 weekly, with potential tax benefits being brand new. This complete family home is a quality build, beautifully designed, features landscaped gardens with a patio and a spacious backyard and ample space for every member of the family. The floorplan includes 4 bedrooms, large living and dining areas, Modern kitchen, and separate multipurpose room, separate laundry and study nook. This home will cater for all your family needs. Positioned within walking distance to the Bellbird Park Secondary College & the brand-new Bellbird Park Primary School and the fantastic kids' playground, dog park and local parklands, your family will enjoy making the most of the outdoors. This home is the perfect choice. **Features:** Four large bedrooms, all with built in robes and ceiling fans, Ducted Air con throughout with app control, Master bedroom features walk-in-robe and en-suite bathroom, Media room next to the entrance, beautifully finished kitchen with 40mm Island, and 900mm cooktop, oven, rangehood and stainless-steel dishwasher. Open plan dining and living area, that leads to a beautiful alfresco. Fully landscaped yards, Alfresco entertainment area, Security screens, Double remote garage, fully fenced yard, Separate Laundry and toilet. Feel free to get in touch with Yousaf Khan on 0469 822 442 to book your private inspection or a virtual inspection of this one-of-a-kind property.