

# 12 Moonyean Street, Bellbird Park, Qld 4300

## House For Sale

Tuesday, 27 February 2024



12 Moonyean Street, Bellbird Park, Qld 4300

**Bedrooms: 4**

**Bathrooms: 3**

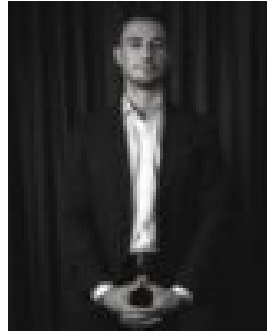
**Parkings: 1**

**Area: 931 m2**

**Type: House**



Charles Kimmorley



Brady Chant  
0431966045

## FOR SALE

Nestled in the heart of a tranquil neighbourhood you'll discover an exquisite four-bedroom, two-story residence standing as a testament to modern living... The home is superbly positioned on a generous 930 square meter block with full rear yard access and ample room to build your dream shed. Meticulously maintained, the home seamlessly blends charm with the warm essence of family living, creating a perfect haven for those who appreciate space, community, and a strong connection with their surroundings...At the core of this refined home is an expansive kitchen and dining room, featuring a gas cooktop, dishwasher and ample cooking space. The kitchen exudes a practical yet contemporary tone, making it a delightful space for both cooking and entertaining. It offers an uninterrupted view of the perfectly maintained yard, allowing natural light to flood the area and create an inviting atmosphere. The kitchen adjoins a vast living room, providing an open and airy space for family gatherings, casual dining, or simply savouring everyday moments. Beyond the central living spaces, the home offers distinct living areas across two levels, ensuring ample room for relaxation and entertainment. This two-story home includes two multi-purpose rooms downstairs, along with a study, offering additional space for various needs. The timber floors throughout the home add a touch of elegance, complementing the contemporary design. The master bedroom, a true retreat in itself, features a walk-in wardrobe, ensuite and air conditioning for added comfort. The other three bedrooms are generous in size and offer flexible living options, providing optionality for various family arrangements. The main bathroom has been stylishly renovated to the highest standards. Downstairs, a convenient laundry and bathroom with a shower add to the practicality of the home. Upstairs, the main bathroom showcases modern fixtures, underscoring the home's commitment to luxury and comfort. With rear yard access, a remote control garage, and split system air conditioning throughout the home, convenience and comfort are at the forefront. The home features downlights throughout, creating a warm and inviting ambiance. On top of the existing parking accommodation, you'll discover plenty of room in the driveway to park your caravan, camper trailer & boat. Strategically located just a 10-minute drive from the Brisbane Lions' new stadium, the Orion Shopping Centre, and the train station, this home offers unparalleled convenience and lifestyle. Additionally, it is in close proximity to educational excellence, with Bellbird Park State College just 2km away and the prestigious St. Augustine's private school, catering to both primary and high school students, situated 5km away. The community is welcoming and vibrant, making it an ideal setting for families to grow and thrive. This property transcends being just a home; it's a lifestyle haven meticulously designed for those who value privacy, space, and modern living. With its thoughtful renovations, expansive outdoor area, and prime location, it represents a rare opportunity to secure a family home in a great community, close to key amenities and renowned schools. Listing agent: Charles Kimmorley & Brady Chant NGU Real Estate Ripley – The Kimmorley Group