

# 12 Wombat Parade, North Lakes, Qld 4509



## Sold House

Friday, 1 March 2024

12 Wombat Parade, North Lakes, Qld 4509

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 507 m2

Type: House



Ryan Suhle  
0427706699



Brooke Eldridge  
0468599547

**\$865,000**

Our owners are on the move, presenting this amazing opportunity for one lucky family! This modern home presents immaculately from the outside in, with a natural flow throughout that draws you to the outdoor living space. Step inside and you will immediately feel the well-proportioned floor plan with multiple designated living spaces that will perfectly connect, allowing for an uncompromised layout. Filled with natural light and positioned to capture fresh breezes. This neat package meets all the requirements for a perfect low maintenance lifestyle. It's perfect for families, those starting up or slowing down, whether it be your family home, first home, retirement option or if you're looking to grow your investment portfolio. Make sure this is on the top of your list to inspect! Features include: Ducted Air-conditioning and high ceilings throughout Large media room Open plan stylish kitchen, dining and living areas Kitchen with gas cooktop and stainless-steel appliances Master bedroom with built in robe and stylish ensuite 3 additional large bedrooms with built in robes Main bathroom with shower, bath and vanity Separate laundry & linen storage Undercover entertaining area Above ground pool Powered Shed Solar System Water tank Security screens & ceiling fans throughout Low maintenance fully established private 507m<sup>2</sup> block Built 2008 Rental appraisal: \$750-\$770 per week, unfurnished Local Schools: Bounty Blvd State School Catchment - Prep to year 6 North Lakes State College - Prep to year 12 The Lakes College Private St Benedict's Catholic Primary School St Benedict's Catholic College Short Drive to: Mango Hill & Dakabin Train Stations Bunnings & Costcolkea & Westfield Shopping Centre North Lakes Sports Club Distances: Brisbane CBD approx 45 min drive Brisbane Airport approx 25 mins Sunshine Coast approx 55 min drive To find out more, please don't hesitate to contact Ryan Suhle on 0427 706 699. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.