

**12 Woods Court, Bellbird Park, Qld 4300**



**House For Sale**

Thursday, 18 April 2024

12 Woods Court, Bellbird Park, Qld 4300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



JENNIFER CLAXTON

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## Offers Over \$629,000

Welcome to 12 Woods Court, Bellbird Park! Nestled in a peaceful and family-friendly street, this High-set property offers the quintessential suburban lifestyle with a modern twist. Step into the tastefully renovated upstairs level, where a fresh and contemporary ambiance awaits you. Here, you will find three cozy bedrooms (two equipped with air conditioning for year-round comfort), plush carpeting, built-in wardrobes, and ceiling fans in all bedrooms ensure comfort and convenience. Entertaining is a breeze in the spacious lounge room, perfect for relaxation and hosting guests. The functional kitchen boasts modern amenities, while the adjacent dining room offers a bright and inviting space for family meals and gatherings. A generously sized bathroom and a separate toilet add to the convenience of the upstairs level. Downstairs, accessed via external stairs, the renovations have already begun, presenting you a clean and tidy space ready for your personal touch. Two versatile rooms, a toilet, a laundry, and a rumpus room offer ample potential for customisation. An added bonus is most materials for completing the downstairs renovations have already been purchased, including a full kitchen with appliances, allowing you to tailor the space to your liking. Outside, the fully fenced backyard is a blank canvas awaiting your creativity. Ample space for a pool\*, large shed, granny flat (STCA), or all three, provides endless possibilities for outdoor enjoyment and functionality. Multiple entertaining areas, including a large fully covered front deck and a spacious area at the rear, make hosting gatherings a breeze. Convenience is key in this location, with all amenities and conveniences within close reach. Walk to the brand new Bellbird Park State Primary School and the highly regarded Bellbird Park State Secondary College, making it an ideal location for families. Key Features we love:

- Tastefully renovated upper level
- Clean & tidy lower level ready for your personal touch
- 3 good sized bedrooms
- Air-conditioning to Master bedroom & one other bedroom
- Ceiling fans throughout
- Modern Bathroom with separate toilet
- Modern Kitchen
- Bright & airy lounge & dining with air-conditioning
- Multiple entertaining spaces including a large covered front deck & ground level space to rear of house
- Large & Spacious yard offering incredible potential for personalisation
- Council Rates are approx. \$491.85 per quarter (subject to change)
- Urban Utility Fees are approx. \$226 per quarter + usage (subject to change)

Location includes:

- 4mins to Bellbird Park State School
- 4mins to Bellbird Park State Secondary College
- 6mins to Town Square Shopping Centre
- 13mins to Orion Shopping Centre
- 9mins to Train Station
- 7mins to Ipswich Motorway
- 12mins to Centenary Highway

Don't miss out on this incredible opportunity to secure your slice of suburban paradise! Priced at Offers Over \$629,000, this property won't last long. Act quickly, call Jennifer on 0402 285 073 to make it yours today! \*Current pool is not included in the property sale

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.