

**13 Cania Crescent, Petrie, Qld 4502**

**House For Sale**

Friday, 3 November 2023

13 Cania Crescent, Petrie, Qld 4502

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 701 m2**

**Type: House**



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## Auction

Auction Location: Harcourts Pinnacle Office - 1331 Gympie Road, Aspley  
Auction Location: In-Room - Harcourts Pinnacle Aspley Office  
You will not want to miss the opportunity to inspect this immaculately presented brick and tile home in a quiet pocket of Petrie. You will love the light, open and modern feel, open plan living and the low maintenance yard with side access - perfect for a trailer or boat! Conveniently situated in a highly sought-after neighborhood, you'll find schools, shops, parks, and public transport within easy reach, making this residence the perfect place to call home. Multiple living spaces allow unparalleled flexibility to cater to your family's diverse needs. Whether you seek a cozy movie night, an elegant formal dinner party, or a dedicated area for your children to play, this home accommodates every facet of your lifestyle. One of the most appealing aspects of this property is how the newly- renovated kitchen effortlessly transitions into a second living area. This open-plan design not only enhances the sense of spaciousness but also promotes a sense of togetherness. The kitchen is equipped with laminate countertops, stainless steel appliances, an electric cooktop, and a large window that offers picturesque views of the outdoor area. The extensive outdoor patio, a true entertainer's paradise, sets the stage for delightful gatherings and moments of relaxation. Whether you envision hosting barbecues with friends or savoring a tranquil morning coffee, this space is expertly designed for all your outdoor activities. Three spacious bedrooms ensure your family's comfort and storage needs are met, all equipped with built-in robes and ceiling fans, with the main bedroom boasting a convenient walk-in robe for your comfort. The stylish two-way bathroom, accessible from both the primary bedroom and the main living areas, exudes a sense of luxury and practicality for the growing family. Features include- Formal and informal living areas with air-conditioning  
Renovated kitchen with laminate benchtops, electric cooktop and dishwasher, overlooking the back yard  
3 bedrooms with built in cupboards and ceiling fans  
Master bedroom with walk-in robe  
2-way bathroom with separate shower and bathtub  
Separate toilet for convenience  
Large covered entertaining area  
Separate laundry  
Side access  
Single lock up garage  
701m2 block  
Location- 2 min drive to local shops including IGA at French's Forest  
5 min drive to Woolworths Shopping Centre at Petrie  
6 min drive to Petrie Train Station  
10 min walk to bus on Eucumbene Dr  
About Petrie- Located approximately 25 km from the Brisbane CBD, Petrie is known for its fantastic parks, and livability due to easy access via the train into the CBD. Perched on the edge of the North Pine Dam and Lake Kurwongbah, Petrie is a family friendly area with many picnic grounds, parks and local schools. This green and leafy suburb has easy access to major arterial roads and is approximately 40 mins to the Sunshine Coast. Only a 10-minute drive to the newly built University of the Sunshine Coast - Petrie Campus.  
If this property is not sold by the 16th of November, it will be going to Auction. The Auction will be commencing at 6pm on the 16th of November at the Harcourts Pinnacle Aspley office - 1331 Gympie Road, Aspley QLD 4034. This event will be streamed live with phone bidding allowed. The owners will consider all offers prior to the auction, so get your offers in before time runs out!  
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.