

**13 Kondalilla Parade, Forest Lake, Qld 4078**



**House For Sale**

Saturday, 11 November 2023

13 Kondalilla Parade, Forest Lake, Qld 4078

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Geoff Sellars



Brayden Sheehan

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## For Sale

Mediterranean inspired huge family home is conveniently positioned across the from Lakeside Park, with lake views and a tennis court this local amenity truly is a hassle-free extension of the yard. Situated in the prime enclave of Forest Lake within the Western Corridor, this no fuss yet functional home offers but is not limited to:

- Elevated low maintenance corner allotment.
- Positioned in a leafy quiet pocket and tightly held sought after location.
- 6 spacious bedrooms in total (5 bedroom + large study) with livability to match.
- A family home that captures the essence of its locale.

**Ground Level:**

- Multiple light filled indoor and outdoor living zones including; formal living, formal dining, dining, lounge, and outdoor entertainment area.
- Beautifully presented large gourmet kitchen with stone benchtops throughout, ample under/overhead pantry storage and well-appointed with European appliances.
- Low maintenance end to end outdoor entertainment area with BBQ inclusions to entertain all year-round.
- 6th bedroom/large study with two-way access onto the outdoor entertainment area.
- Third bathroom with salon inclusions conveniently positioned to service guests.

Secure two car electric garage with additional side parking and storage options, and additional off street and on street parking.

**First Level:**

- Five spacious bedrooms including North Facing Large Master Suite, bushland views with two separate WIR's (His and Hers), spacious ensuite with large spa, and a second bathroom including spa servicing the four remaining bedrooms all with ducted A/C, BIR, and fans.
- Main entertainment area flowing onto the balcony with bushland views.
- Separate two-way laundry
- Split System A/C in main living areas with fans throughout
- 9ft Ceilings throughout
- Security Screens throughout
- Garden Shed
- NBN direct to the property
- Feature Stairwell Chandelier
- Recesses throughout
- Generous storage
- Fully Fenced and Secured in Colorbond
- North Facing.

• Across the road from Lakeside Park with lakeside/bush walking tracks, with amenities including tennis court at your doorstep.

- Within walking distance to Forest Lake Lakefront
- Various Parks and Recreational Facilities
- Forest Lake Shopping Centre
- Grand Avenue Bus Stop
- Grand Avenue SS
- Forest Lake SHS
- St John Anglican College.
- Short drive to Richlands Train Station
- Lions Football Club
- 10 minutes to Mater Hospital, University of Southern Queensland, Bunnings Oxley/Acacia Ridge, Inala Plaza, and ease of access to the Logan Motorway. (M1, M2, M5, M7)
- 20 minutes to Brisbane CBD.