

**16 Wattlebrush Court, Murrumba Downs, Qld 4503**



**House For Sale**

Friday, 14 June 2024

16 Wattlebrush Court, Murrumba Downs, Qld 4503

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 600 m2**

**Type: House**



Nathan Wakefield

0412800381

## Auction

+ Premium cul-de-sac location+ Light filled four-bedroom home+ 2-way bathroom+ Covered outdoor entertaining area/patio with spa+ Flat block and incredible friendly neighbourhood+ Freshly painted throughout+ Less than 5 minutes' walk to Blatchford Reserve+ Secured fenced and gated front yard+ Freshly painted throughout+ Cubby House in back yard+ Opportunity for dual-master or office with separate external entry+ Separate laundry+ Easy access to both the Murrumba Downs and Kallangur train station+ Perfect 600m<sup>2</sup> block

Nathan Wakefield is proud to introduce this fantastic 4-bedroom property in spectacular Murrumba Downs. With a great open plan design this home is situated in a quiet cul-de-sac just minutes from all the amenities Murrumba Downs has to offer. This perfect family home has four well-appointed bedrooms each with built-in robes, except the fourth bedroom which has a walk-in robe. The open design has three living areas and a beautiful functional kitchen with electric stovetop. The fourth bedroom is large and could function as a second master with walk-in robe. This room also has separate external-access and could form the perfect office space or teenager's retreat. The entire house has been freshly painted throughout with air conditioning to all except one bedroom. There are additional ceiling fans, and reverse cycle systems throughout the home for heating and cooling which means you can be assured that the property maintains the perfect temperature year-round. The property has two secure outdoor living spaces. Out front there is a great manicured lawn, which is fully fenced and perfect for kids or pets. The back yard hosts an amazing tropical escape with a covered patio area, and attractive shaded garden pathways which make their way to a delightful cubby house for the kids. The backyard also hosts a great selection of fruit trees including citrus and bananas. There is also an amazing spa, to relax in after work with a cool drink. This property is in the perfect location in Murrumba downs, being just a 5-minute walk to the incredible Blatchford Reserve, which hosts playgrounds, sporting ovals and BMX track. This property is less than 15 minutes' walk to both the Murrumba Downs Train Station and the Kallangur Train Station. Coles at Murrumba Downs shops is just a 5-minute drive away, as is both Aldi and Woolworths at Kallangur. The Westfield at North Lakes is less than 10 minutes' drive from your front door. Due to this great range of features this home would be absolutely perfect for first home buyers, investors and downsizers seeking a quality suburb to call home. This property will be extremely popular make sure to add it to your inspection schedule this weekend. This property is going to auction on 29 June at 1130am unless sold prior.

+ Internal living: 119m<sup>2</sup> (approx.)+ Covered Carport: 18m<sup>2</sup> (approx.)+ Patio: 52m<sup>2</sup> (approx.)+ Block size: 600m<sup>2</sup>