

# 17 Lyrebird Close, Taigum, Qld 4018



## House For Sale

Thursday, 4 April 2024

17 Lyrebird Close, Taigum, Qld 4018

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 450 m2

**Type:** House



Amanda Waters  
0732636022

## For Sale Now

Impressive from the moment you stop outside, this home immediately stands out from its competition due to its immaculate presentation and immediate comfort and livability. Forget work on weekends and expensive maintenance, with lovely brand new carpet, fresh neutral paintwork inside, a highly desirable floor plan and an easy care yard, you or your tenants may simply move in here and enjoy! Act now to secure the perfect investment or home opportunity – there is so much to love here...Special features include –

- Popular lowset design with easy care brick and tile construction
- Great 450m<sup>2</sup> easy care block with secure rear fencing and lots of potential to add your own landscaping to make it a wonderful private oasis if desired
- A whisper quiet location that is also incredibly convenient to all important amenities including transport, shopping, schools and parks
- Well maintained & presented throughout – ready to move into or rent out immediately
- New paintwork internally and lovely new carpet throughout provide a wonderful blank canvas with which to add your own personality and taste
- Well appointed, central kitchen with ample bench space, new cooktop and great storage capacity
- Spacious lounge and dining rooms offer an abundance of space to accommodate generous furniture and flow out to a wonderful covered rear entertainment area that offers a brilliant outdoor space to relax or to entertain friends and family
- The 4 bedrooms will easily accommodate families, and the master bedroom offers a spacious ensuite and walk in robe
- Large double garage with remote access
- Lots of fantastic “extras” including security screens and air conditioning will ensure your absolute peace of mind and comfort all year round

Nestled within a beautifully quiet pocket of Taigum that is surrounded by a superb selection of green space and parks, and also offering exceptional convenience to bus and train transport, Taigum Shopping (Coles and Aldi) and a selection of great schools and child care centres, you will appreciate the superb convenience on offer here too! Take the time to attend our first viewings to fully appreciate the immaculate presentation and brilliant location of this fantastic home. An inspection will not disappoint! QUICK FACTS: Year Built: Circa 2005 Land Size: 450sqm Rates: Approximately \$400 per quarter Rental Return: \$650-\$670 per week School Catchments: Taigum State School, Sandgate District High School