

24 Augusta Cres, Forest Lake, Qld 4078

House For Sale

Thursday, 29 February 2024

24 Augusta Cres, Forest Lake, Qld 4078

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 416 m2

Type: House



Toby Chan

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FOR SALE

Are you seeking the perfect blend of convenience and serenity? Look no further! Introducing this remarkable property nestled in the heart of convenience and tranquillity. Situated within walking distance to premier schools, bustling shops, accessible public transport, and picturesque lakes, this home offers the epitome of modern living. 24 Augusta Crescent, Property Features include:- Perfectly balanced! Low maintenance block on 416sqm with room for a pool or extensions.- Three good-sized bedrooms with built-in wardrobes + Ceiling fans + New floorings.- Two way bathroom with separate toilet.- Renovated kitchen with quality stainless appliance and a dishwasher + Island bench, ideal for that meal times.- Open plan lounge and dining room.- Split-system air conditioner + Ceiling fans.- Fully secured with Security doors & screens.- Double lockup garage, with drive through access to backyard.- Spacious Patio, perfect for entertaining family and guests.- Garden shed and Rainwater tank.- Solar panels (save \$\$\$ on electricity bills)- A wonderful location for families, close to all amenities- Walking distance to the Lake and shopping centre and easy access to all major highways

Additional Information:Rates and Utilities: Brisbane City Council Rates approx. \$490 per quarter. Queensland Urban Utilities approx. \$215 per quarter (subject to usage).Rental Potential: Estimated rental income of approximately \$550-\$600 per week makes this an appealing investment opportunity.

Your Perfect Place: Whether you're a first-time buyer, a growing family, or a savvy investor, this home is the ideal choice. Don't miss the chance to make your mark in this wonderful property!

Contact Toby Chan on 0411 477 204 today to schedule a viewing and unlock the potential of this incredible family home.

Disclaimer:All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

Property Code: 1403