

**24 Riverlily Crescent, Bellbird Park, Qld 4300**



**House For Sale**

Thursday, 30 May 2024

24 Riverlily Crescent, Bellbird Park, Qld 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 489 m2**

**Type: House**



JENNIFER CLAXTON

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## SUBMIT OFFERS

Welcome to 24 Riverlily Crescent, Bellbird Park! This delightful, well-maintained residence offers the perfect blend of modern comfort and practical family living. Nestled on a quiet street in a desirable pocket of the suburb, this property is designed to cater to all a modern family's lifestyle needs. As you step inside, you'll immediately be captivated by this home's unique and spacious layout. Featuring four generous bedrooms, including a private master with ensuite thoughtfully separated from the remaining bedrooms with their own living space, creating a perfect children's play area or teenagers retreat. The two separate living spaces are both versatile and inviting, ideal for relaxation and entertainment. Additionally, there is a dedicated dining area perfect for family meals and gatherings. The two-car garage provides generous space for vehicles and extra storage, perfectly accommodating the demands of today's busy lifestyle. Location is everything, and this home does not disappoint. Bellbird Park is a family-friendly suburb known for its welcoming community atmosphere, making it a fantastic place to raise a family. It's a short walk to a highly regarded secondary college and the newly built primary school, making school commutes a breeze. All your shopping needs are also met with local shops and major shopping centres just a quick drive away, alongside various food outlets and efficient transport links. Additionally, easy access to major motorways and highways ensures seamless commutes to Brisbane City, plus both Sunshine & Gold coasts.

**Key Features:**

- 4 decent sized bedrooms
- Master bedroom with ensuite & walk-in wardrobe
- Built-in wardrobes in all other bedrooms
- 2 living spaces
- Separate dining area
- Modern finishes throughout
- Covered outdoor entertaining
- Low maintenance gardens
- Quiet street with friendly neighbours
- Council Rates are approx. \$523 per quarter (subject to change)
- Water Fees are approx. \$226 per quarter + usage charges (subject to change)

**PLEASE NOTE:** This property is currently tenanted by a lovely family at \$600 per week, with a lease in place until April 2025, offering an immediate return on your investment. Don't miss your chance to secure this exceptional property in Bellbird Park. Contact Jennifer today on 0402 285 073 to arrange a viewing and experience firsthand the lifestyle this home has to offer!

**Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.