

# 27 Crabapple Court, Upper Caboolture, Qld 4510



## House For Sale

Thursday, 18 April 2024

27 Crabapple Court, Upper Caboolture, Qld 4510

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Scott Lachmund  
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## **\$739,000 Negotiable**

Welcome to 27 Crabapple Court, Upper Caboolture (Riverparks Estate)...Immaculately presented & extremely well maintained this property offers a high quality build with modern features consisting of 4 bedrooms, 2 bathrooms and combined living areas. Downsizers, first home buyers, families, investors - This property will appeal to whichever situation you're in..!Built by CMA Homes only 3 years ago (May 2021)... this property is the perfect alternative to buying land & building as it's completely move in ready - You and your family (or your tenants) could be comfortably moved in as little as 30 days (depending on your buying conditions).Property features include;> 4 spacious bedrooms, all with soft quality carpet, built in robes & ceiling fans> Master bedroom with walk in robe & spacious ensuite with large shower, vanity & toilet> Open plan kitchen overlooks the Samsung air conditioned lounge/ dining room> Kitchen features quality tap ware, Caesar stone bench tops, Westinghouse x5 burner gas cooktop and oven + a Westinghouse dishwasher> The 1st bedroom is being used as a 2nd living room upon entry, ideal for a kids retreat> Quality tiled flooring throughout living areas> Stylish main bathroom with designer bathtub, vanity & shower > Security screens throughout windows & doors > Superior blinds & window coverings throughout > NBN connected & data points to home office/ study nook > Interconnected compliant smoke alarms> Gas hot water system> Double remote lock up garage also houses the laundry area > Reticulated Pest/ Termite barrier with extensive warrantyStepping outside, you will love the private outdoor patio area which overlooks your landscaped gardens & lawn which is well kept. Pebbled pathways surround the home making this property extremely easy to maintain. Situated on a 400m2 flood & easement free block in a quiet no drive through/ cul-de-sac street. Located in the highly sought after & expanding Riverparks Estate surrounded by owner occupier neighbours, boasting a convenient location to local shops, cafes/ restaurants & parks as well as easy access on/off the Bruce Highway for north or south commuters.For the investors, you can expect a rental return of \$600.00 - \$620.00 rent per week equaling a gross return on your investment of approx. 4.3% plus depreciation claims for many years to come including balance of builder's warranty. Riverparks Estate is surrounded by nature, the Bunya Adventure Playground is at the centerpiece of over 19 hectares of established parkland and open green spaces reserved for residents to enjoy.High above the banks of the Caboolture River with easy access to 1.1 kilometres of river frontage, Riverparks is a master planned community set among stunning natural landscapes.Located halfway between Brisbane and the Sunshine Coast, Riverparks has access to everything you will ever need, with plenty of amenities close by including schools, shopping, medical, sports and recreation facilities:> Morayfield Shopping Centre and a vast array of big box retailers (Bunnings, Harvey Norman, The Good Guys and more)> Morayfield Train Station > An excellent range of state and private primary and secondary schools> Caboolture Private Hospital> Childcare Centres> 45 minutes to Brisbane & 30 minutes to Sunshine Coast beachesWith this property being almost near new & in such immaculate condition, we do not expect it will last long with so many savvy buyers currently shopping for 4 bed, 2 bath family homes this growing area.Contact Scott Lachmund today to register your interest for the upcoming advertised open home.