

**3 Dargie Avenue, Collingwood Park, Qld 4301**

**House For Sale**

Thursday, 30 May 2024



3 Dargie Avenue, Collingwood Park, Qld 4301

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 608 m2**

**Type: House**



Moses Nguyen  
0731030723



Reza Askari  
0460923536

## Expression of Interest

Spanning across 608m<sup>2</sup> levelled allotment in a down a quiet avenue and within walking distance to Redbank Plaza Shopping Centre, Redbank Train Station, 3 Dargie Avenue has been curated "All for the Outdoors". The kids will be kept entertained in the rear yard with room for the kids to roam, and an entertainers pool the entire family will enjoy. Offering side access via a swing gates, there is ample room for a caravan, boat and trailer. Located in close proximity to some of the Western Corridors best recreational facilities, shopping, and entertainment options right at your doorstep, this incredible family home offers, but is not limited to:

- 608m<sup>2</sup>. Level and Flood Free.
- 3 Bedrooms +Media/4th Bed. Main Bathroom. Inground Pool.
- 30 mins to Brisbane CBD • 15 mins to Ipswich CBD
- The outdoor entertainment is where all the fun happens. Built for function and family. The large outdoor entertainment area; Inground saltwater pool, poolside hut, ticking all the boxes for family entertainment.
- Large open plan living with the original garage extended into a double-sized main living area or 4th Bed. Good natural lighting throughout. Serviced by a Split System A/C.
- Three spacious bedrooms, including large master suite with split system A/C and block out blinds.
- Remaining bedrooms all with BIR, fan and block out blinds. Serviced by a recently renovated main bathroom including vanity, and shower and separate toilet.
- Well-presented and tastefully renovated kitchen including, 4 burner electric cooktop, dishwasher, positioned to serviced family and guests centrally.
- Separate two-way laundry offering extra storage.
- Large and level spacious rear yard offering plenty of room for the kids to enjoy.

Inclusions:

- Inground Pool
- 6.6kW Solay System
- Split System A/C servicing main living/dining/kitchen
- Blockout Blinds
- Security Screens throughout
- NBN (FTTP)
- Electric Hot Water System
- Tiled and Carpets Throughout
- Alfresco Dining Area
- Partial Colourbond Fence. Fenced and Secured

Short walk to:

- Redbank Plaza
- Redbank Train Station
- Multiple Bus Stops Along Namatjira Drive
- Wyatt Day Care
- Princess Diana Park
- Goodstart Early Learning.

Short Drive to:

- Woodlinks State School
- Collingwood Park State School
- Redbank Plains State School
- Ampol Foodary Shops and Service Station
- Hilltop Adventure Park
- Redbank Plains Town Square Shopping Centre and more.

15 Minutes Drive to:

- Orion Shopping Centre
- Robelle Domain Park
- Springfield Central Train Station
- Mater Hospital
- University of Southern Queensland
- Brisbane Lions Reserve Stadium (2024) and ease of access to Centenary Highway (M1, M2, M5, M7, M15)

With the Olympic games in sight and a pandemic-driven lust for quality family homes, everyone wants to buy a home in Queensland's Southeast right now. This is the place to be, offering space, privacy, modern conveniences, and comforts with strong potential for capital growth.

Expression of Interest, Closing Thursday the 27th of June 2024 at 5:00PM, if not SOLD prior. For any further questions or queries, or to arrange for a private inspection, please call Moses Nguyen on 0433 397 801 or Reza Askari on 0460 923 536.