

34 Ignatius Street, Augustine Heights, Qld 4300

Harcourts Greater Springfield

House For Sale

Thursday, 18 April 2024

34 Ignatius Street, Augustine Heights, Qld 4300

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 419 m2

Type: House



Navin Chandra
0455879703

Offers Over \$750,000

Tucked away in a tranquil and coveted area of Augustine Heights, within the Prema Estate, this stunning 4-bedroom residence offers a unique chance to enjoy contemporary sophistication, hassle-free lifestyle, and the allure of suburban living. With its generous internal spaces, modern aesthetics, and strategic positioning, this home ensures both comfort and convenience, promising a wealth of opportunities. This spacious design offers an ideal layout to accommodate the entire family. Just 4 years young, this established home ensures a guaranteed rental return from the get-go with tenants already in place till mid - August 2024. The air-conditioned master and living room ensure families are kept cool during the summer months and the open plan kitchen and living space ensure great conversations for families during mealtimes. The neutral tones throughout the house ensure a modern charm whilst allowing for your creativity to transform it into your dream family home. Just a 3-min drive away, the Brookwater Village precinct comprises of Woolworths, a café, bakery, medical suites, physio, Chemist Warehouse and much more to ensure household needs are conveniently met. Local schools, childcare centres, parks, and the esteemed Brookwater Golf Course all mere minutes away. Whether you're a growing family, a newcomer to home ownership, or a savvy investor, this finely designed home is bound to resonate with you, evoking a feeling of connection and pride. Seize the chance to claim 34 Ignatius Street, Augustine Heights as your own and immerse yourself in the authentic spirit of contemporary suburban life.

Property Features:

- Ceiling fans
- Built-In robes
- Airconditioned
- Internal laundry
- Large rumpus room
- Outdoor patio space
- Combined kitchen and living area

External Features:

- East facing
- 14m frontage
- 419sqm block
- Fully fenced off property

Location Features:

- Jane Gorry Park - 3 min
- Springfield Orion - 5 min
- Catherine Morgan Park - 3 min
- Woolworths Brookwater - 2 min
- The Zones business district - 4 min
- Augusta Village Shopping Mall - 4 min
- Brookwater Golf and Country Club - 3 min

Schools:

- Augusta State School - 6 min
- Saint Augustine's College - 2 min
- Milestones Early Learning - 3 min
- Staines Memorial College - 12 min
- The Springfield Anglican College - 7 min
- Redbank Plains State High School - 7 min
- Guardian Childcare and Education - 4 min
- Goodstart Early Learning Brookwater - 3 min

Additional Information:

- Council Rates - \$550 per qtr (approx.)
- Water Rates - \$330 per qtr (approx.)
- Rental: Lease agreement till 15/08/24
- Rental Appraisal: TBCC

Contact Navin Chandra on 0455 879 703 for further details and be sure to stop by during the next Open Home. I look forward to meeting you.

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