

**35 Clearwater Crescent, Murrumba Downs, Qld  
4503**



**House For Sale**

Wednesday, 15 May 2024

35 Clearwater Crescent, Murrumba Downs, Qld 4503

**Bedrooms: 4**

**Bathrooms: 2**

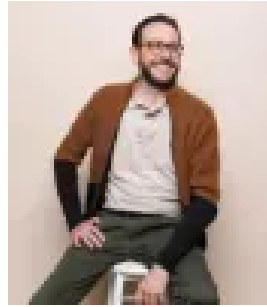
**Parkings: 2**

**Area: 448 m2**

**Type: House**



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## JUST LISTED

Nestled in the heart of Murrumba Downs lies a gem waiting to be discovered by you and your family. Enjoy the tranquil surroundings, abundant reserves, and parklands, while relishing in the warmth of the family-friendly neighborhood and the best neighbors you could ask for. From great schooling options to abundant reserves and parklands, Murrumba Downs offers a serene backdrop for anyone. A Home Designed for Comfortable Living Step into this inviting abode and immerse yourself in its spacious living areas. The open-plan design seamlessly integrates the kitchen, family, and dining spaces, fostering an atmosphere of togetherness and warmth. The modern kitchen, equipped with premium appliances and finishes, beckons aspiring chefs to unleash their culinary creativity. From the 900mm electric oven with a 5-burner gas cooktop to the plumbed-in fridge cavity, every detail has been carefully curated to elevate your culinary experience. Enjoy privacy and comfort with a separate lounge area away from the main open plan spaces. Your Sanctuary Awaits Retreat to the master bedroom, your private haven within this splendid home. Complete with a luxurious ensuite and walk-in robes, this space exudes comfort and relaxation. Sliding doors open to the alfresco area, inviting in gentle breezes and natural light, creating the perfect ambiance for unwinding after a long day. Meanwhile, the additional bedrooms, adorned with carpet flooring and built-in robes, offer ample space for rest and rejuvenation. The main bathroom, featuring a bathtub and shower, caters to the needs of the entire family with ease. Indulge in Outdoor Bliss Step outside and discover a realm of outdoor bliss. The alfresco area, adorned with an outdoor fan and BBQ gas port, sets the stage for memorable gatherings with friends and family. Wired speakers allow you to set the mood with your favourite tunes, while the fully fenced yard ensures privacy and security for your loved ones. With a remote double lockup garage, garden shed, and water tank servicing the toilet and washing machine, this home seamlessly combines convenience with luxury. Your Gateway to Convenience Conveniently located just minutes away from Undurba State School, Murrumba State Secondary College, and Murrumba Downs Station, this home offers easy access to everything you need. Whether you're commuting to work or exploring the vibrant shopping precincts of Westfield North Lakes, the M1 is just a short drive away. Plus, with its proximity to parks, sports facilities, and recreational areas, Murrumba Downs ensures that every day is filled with endless opportunities for adventure and relaxation.

**Property Features:**

- General & Outdoor
- Fully fenced & low maintenance.
- Alfresco area with outdoor fan.- BBQ gas port.- External wired speakers.
- 3 phase power.
- Remote double lockup garage.
- Water tank services toilet & washing machine.
- Laundry with ample storage space.
- Alarm system built in.
- Crimsafe security screens.
- Garden shed.
- High ceiling throughout.

**Living & Kitchen**

- Open plan kitchen, family & dining areas.
- Modern kitchen with premium appliances & finishes.- 900mm electric oven with 5 burner gas cooktop.- Dishwasher.- Stone benchtops.- Island bench.- Breakfast bar.- Pendant Lights.- Plumbed in fridge cavity.- Built-in microwave.
- Family/dining opens up to the alfresco area.- Dining can accommodate a 6 seater table.- Ceiling fan.

**Lounge area** is separate & spacious.- Split system AC.- Ceiling fan.

**Bedrooms**

- Master bedroom with ensuite.- Walk-in robes.- Ceiling fan.- Split system AC.- Carpet flooring.- Sliding doors to the alfresco.- Shower.- Toilet.
- Bedroom 2,3 & 4 can accommodate a queen sized suite.- Built-in robes with mirrors- 2 robes are fitted.- Carpet flooring.- Ceiling fan.

**Main bathroom** services beds 2,3 & 4- Bathtub.- Shower.

**Location**

- 4 minute drive to Undurba State School.
- 4 minute drive to Murrumba State Secondary College.
- 4 minute drive to Murrumba Downs Station.
- 6 minute drive to the M1.
- 9 minute drive to Westfield North Lakes.

**School Catchment:** Undurba State School & Murrumba State Secondary College.

**Don't Miss Out - Contact Tyson or David Today!** This exquisite home in Murrumba Downs won't stay on the market for long. With its impeccable design, premium features, and unbeatable location, it's the perfect place to create lasting memories with your loved ones. Contact Tyson or David today to arrange a viewing and make this dream home yours before it's too late!