

**36 Pendula Circuit, Forest Lake, QLD, 4078**

**Sold House**

Wednesday, 26 July 2023



36 Pendula Circuit, Forest Lake, QLD, 4078

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Jordan Strudwick

## Charming Colonial-Style Home with Breathtaking Views

Serenely situated amid tranquil palm trees with breathtaking views from every window, this charming and classic colonial-style home is a rare find. Unique and full of character, it's the perfect family home and includes 5 bedrooms, 2 bathrooms, spacious and stylish living areas, pool, and an expansive yard that's ideal for kids and pets.

This stunning property also features a spectacular wrap-around verandah that captures pleasant breezes and peaceful panoramic views over lush treetops all the way to the mountains. Blending indoor and outdoor living seamlessly, you can access the verandah from multiple bedrooms and living areas throughout the home.

The ground floor boasts a massive multi-purpose room with 2.7m high ceilings, presenting the potential for customisation to suit your needs. You could transform this versatile area into anything from a games or media room (STCA). There's a separate study located downstairs, ideal for a home office or a fifth bedroom for larger families. You'll also find a spacious garage with a workshop, and direct access to the side yard where you can easily fit an extra car, boat, or trailer.

This elegant home brims with fantastic features to enhance family life. The kids will love playing in the playground area and sandpit when they're not splashing around in the pool. Relax in the natural light-filled living zones connected by beautiful bamboo flooring. Cook up a feast in the modern kitchen while you entertain friends on the verandah. Or just put up your feet and enjoy an evening drink and sunset views.

When you venture outside, you'll find The Lake, pathways, and playgrounds of Forest Lake within easy walking distance. You're also conveniently close to Forest Lake Shopping Centre, quality schools and sporting fields. This property has it all and could be the one-of-a-kind home you've been searching for!

### Property Features:

- Classic colonial-style, two-storey home with 5 bedrooms, 2 bathrooms, multi-purpose room, pool, and plenty of added extras on a 777m<sup>2</sup> block
- The current owners have been the only ones to live in this home and have loved raising their family here
- 4 comfy bedrooms upstairs include built-in wardrobes and brand-new carpet
- Main bedroom has a newly renovated ensuite, walk-in robe and a new built-in robe, air conditioning and direct access to the verandah
- 5th bedroom downstairs which can also be used as a study and perfect for a home office
- Stylish main bathroom includes a bath, shower and separate toilet
- Contemporary kitchen with natural gas cooktop and rangehood, dishwasher and ample bench and storage space
- Spacious open-plan living zone comprising a lounge room, dining room, family room and kitchen
- Separate study downstairs with a built-in wardrobe could be a fifth bedroom or guest accommodation
- Massive multi-purpose room with approximately 2.7m height presents the potential for a custom build to add more living space to the property
- Wrap-around verandah with peaceful views of trees and the distant mountains
- Separate laundry downstairs
- Lock-up garage with workshop area
- Electric gated entrance to the driveway
- Swimming pool with surrounding deck
- Sandpit and playground area for the kids
- Gated access to the side yard allows plenty of room for an additional car, boat or trailer and extra space for kids or pets
- Safe and secure fully-fenced yard
- 4 x split-system air conditioners and ceiling fans throughout
- High ceilings and beautiful bamboo flooring
- Gorgeous gardens with palm trees and easy-care lawn
- Security screens throughout

- New hot water system (under 12 months old)
- Water tank
- Short walk to the local park located at the end of the street
- Short walk to The Lake pathways and parklands
- Close to public transport, playgrounds, private and public schools
- 4 min drive to Forest Lake Shopping Centre
- 30 min to Brisbane CBD

For the investor, this property has been rent appraised for \$750 to \$800 per week.

Rates: \$424.30 / qtr (subject to change)

Water: \$212.53 / qtr + consumption (subject to change)

Get ready to unpack, unwind and savour every moment of living in this exceptional family home. Contact Tony Ngo and Serah Ngo at STRUD Property today to arrange an inspection. Or come along to the next open home.

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