

**37 Goldenwood Crescent, Fernvale, Qld 4306**

**House For Sale**

Wednesday, 8 May 2024



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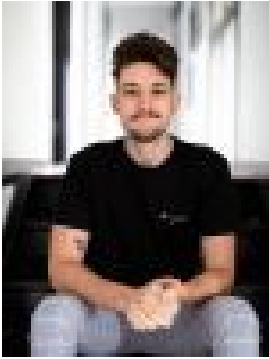
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 625 m2**

**Type: House**



Jarad Foyle



Tayla Ockwell  
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## Offers Over \$574,000

An exciting family home has come to the market in Fernvale at 37 Goldenwood Crescent, boasting a rare opportunity to purchase an affordable first home or investment. The home features a spacious floor plan alongside a great block size with space for all the toys one could want. Suiting a family looking to enter the market or an astute investor with a set and forget home, all of the hard work has been done to update the home for a relaxing home lifestyle. 37 Goldenwood offers the convenience of space and location. The home layout includes four spacious bedrooms, 2 bathrooms, a double lock up garage (note; there is a bedroom temporary structure setup in the garage which can be removed prior to settlement), a private back yard with entertaining space undercover, two living rooms and low maintenance gardens. What can you find inside the property? Inside the property you will find a generously sized kitchen with recently updated appliances, combined living and dining space, and a fresh paint job to keep the property homely. The home also features the must have of a large second living space, good quality fittings throughout, recent carpet and plenty of storage space. The master bedroom also features a separate walk in wardrobe and ensuite setup. Overall, this is a large 180sqm living space floor plan that is sure to tick all of the boxes for the family! What features area outside? Sitting on a large 625sqm block of land, you are immediately drawn to the size of the fully fenced yard space and the leafy backdrops. The entertaining space has enough punch for outside family dinners, and is closely located to a gravel area for late night fires. The front gardens are nicely maintained, and low maintenance in general. Not to mention, there is also side access to this property with a gate wide enough to fit boats, cars, and trailers down the side of the home. The home also features a 6.6kw Solar System installed and relatively new! 37 Goldenwood is within a short distance to the Woolworths Shopping centre, parks, schools and more. You are within a 3 minute drive to your local shop (Woolworths Fernvale), 5 minutes to Fernvale State School, 25 minutes to Ipswich CBD and 50 minutes to Brisbane CBD. Book in a private inspection with the Incline Property Team today, we would be more than happy to accommodate, or attend one of our open homes listed. Property Features: - Four spacious bedrooms - Two bathrooms - Double car lockup garage - 6.6kw of Solar - 180sqm floor plan on 625sqm block - Low maintenance gardens - Air conditioning - Ceiling Fans Throughout - Spacious fully fenced backyard - Side access to backyard ASK US FOR: - Sales brochure and offer form INVESTOR INFORMATION: - Rental Appraisal: \$550 to \$580 per week (market dependant) - Rates: \$1,184 per half year (based on last bill) - Water: \$523pq (usage dependent, based on last bill) - Gas: \$140 per bottle as needed (refer to suppliers for exact pricing) Disclaimer: In writing this advertisement for a property sale, Incline Property has taken reasonable steps to ensure accuracy of information, however, it is expected that buyers and those interested are to undertake their own research and due diligence before buying.