

**38 Sawmill Drive, Greenbank, Qld 4124**

**RODGERS & WILSON**

**House For Sale**

Wednesday, 10 January 2024

38 Sawmill Drive, Greenbank, Qld 4124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Cameron Webber  
0756368963



Jag Singh  
0756368963

## OFFERS OVER \$675,000

Welcome to 38 Sawmill Drive, Greenbank! This basically brand new stunning 4-bedroom, 2-bathroom house is the perfect family home, offering a spacious and modern living family friendly environment. As you step inside, you'll be greeted by a light-filled and open floor plan, with ample space for both relaxation and entertaining. The interior boasts high-quality finishes, including, built-in robes, a dishwasher, and an internal laundry. The separate dining room provides a designated space for family meals, while the reverse cycle air conditioning ensures year-round comfort to the master bedroom & living areas. The property also features a fully fenced backyard, perfect for kids and pets to play safely. The outdoor entertaining area is ideal for hosting gatherings and enjoying the beautiful Queensland weather. For those eco-conscious buyers, this home offers several eco-friendly features, energy-efficient appliances, and water-efficient fixtures. With a double garage and secure parking, you'll have plenty of space for your vehicles and storage needs. Located in a family-friendly area, this property is conveniently close to schools, shops, and amenities. Don't miss out on this fantastic opportunity to secure your dream home. Contact us today to arrange a private inspection. Price Guide: OFFERS OVER \$675,000 Rates : \$1,644 PA APPROX Water: \$1,600 PA APPROX No Body Corp (only rates & water) Rental Appraisal: \$580 PW FIRST OPEN HOME THIS SATURDAY 13TH JAN FROM 1:00-1:30 Property Features:- Bedrooms: 4- Bathrooms: 2- Ensuites: 1- Toilets: 2- Garage spaces: 2- Land area: 420 sqm- Building area: 140 sqm- Constructed: 2022 Additional Features:- Bath- Built-in Robes- Dishwasher- Internal Laundry- Pet Friendly- Remote Garage- Secure Parking- Smoking Permitted- Split System Aircon Exterior/Outdoor Features:- Fully Fenced- Garden- Outdoor Entertaining Eco-Friendly Features:- Energy Efficient Appliances- Water Efficient Appliances- Water Efficient Fixtures Services:- Broadband- Pay TV Other Features:- Family-friendly area- Close to schools- Close to shops Don't wait, seize this opportunity to make 38 Sawmill Drive your new home. Call now to arrange a viewing! Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.