

# 39 Tone Drive, Collingwood Park, Qld 4301



## Sold House

Thursday, 29 February 2024

39 Tone Drive, Collingwood Park, Qld 4301

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



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**\$730,000**

Situated down a peaceful drive on a 800m<sup>2</sup> allotment, 39 Tone Drive, is the perfect opportunity for those looking to embrace the Western Corridor's liveability with thought for affordability in a home designed for practical family living. The single level floorplan provides a multitude of living options, with a seamless flow between the indoor and out. Offering an XL outdoor family entertainment area, side access, and a spacious rear yard, it's an easy-care home with all the features needed to raise a family. With some of Western Corridor's best recreational facilities, shopping, and entertainment options right at your doorstep, this incredible family home offers, but is not limited to;

- 4 Beds. 2 Baths. 2 Cars. Multiple Living.
- 800m<sup>2</sup> Allotment. Flood Free. Side Access.
- One Owner.
- 30 Minutes to Brisbane CBD
- 15 Minutes to Ipswich CBD

• A true original family residence that captures the essence of the locale.

- Four sizeable bedrooms; including master suite position to the front with BIR and ensuite with plush carpet and block out curtains.
- All remaining bedrooms with Built-In Robes, fans, and carpets, serviced by a main bathroom with a freestanding shower, bath, vanity, and separate toilet.
- Large no-fuss, functional kitchen, well-appointed with extended u-shape benchtops and premium appliances including a 4-Burner electric cooktop, rangehood, electric oven and dishwasher and plenty of storage.
- Multiple indoor and outdoor living areas, including formal dining, lounge room, and a private XL outdoor entertainment area catering for the large family gatherings. Large Split System A/C to ensure comfortable living, year-round.
- Spacious rear yard with plenty of room for the kids to kick the footy and more.
- Side access to the rear yard via a single swing gate. Room to build a true gated side access.
- Double car electric garage built in storage recess. Additional off-street and on-street parking options available.
- 5kW Solar System
- Split System A/C
- Crimsafe Throughout
- Garden Shed
- Electric HWS
- Block Out Curtains and Sheers Throughout
- Practical Family Living
- Ample Storage Options
- Fenced And Secured

Walking distance to:

- Woodlinks State School
- Imagine Childcare & Kindergarten
- Aleisha Park Reserve
- Verral Park
- Eagle St Bus Stop
- Six Mile Creek Wildlife Reserve and Walking Trails
- Multitude of Local amenities

Short Drive to:

- Woolworths Collingwood Park
- Collingwood Park State School
- St Peter Claver College
- Café 63 Redbank Plains and other local eateries
- Redbank Plains Plaza
- Jamboree Disc Golf Course
- Bailey Reserve Walking Track
- Collingwood Park Dog Park

Within 10 Minutes to:

- Orion Shopping Centre
- Robelle Domain Park
- Springfield Central Train Station
- Mater Hospital
- University of Southern Queensland
- Brisbane Lions Reserve Stadium and ease of access to Centenary Highway (M1, M2, M5, M7, M15)

For any further questions or queries, or to arrange for a private inspection, please call Moses Nguyen on 0433 397 801 or Reza Askari on 0460 923 536.