

# 4 Lakeside Cres, Forest Lake, Qld 4078

**ONE**AGENCY  
FOREST LAKE

## House For Sale

Thursday, 11 January 2024

4 Lakeside Cres, Forest Lake, Qld 4078

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 672 m2**

**Type: House**



Toby Chan

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## FOR SALE

"Step into an unparalleled living experience with this extraordinary property, a rare gem in the coveted 'Lakeside' area. From its elevated position on a generous 672m<sup>2</sup> lot to the convenience of being within walking distance to the picturesque lake and Grand Avenue Primary School, this residence is the epitome of family-friendly living. Imagine your family enjoying the spacious living areas, entertaining on the patio, and creating memories in this exceptional home. The heart of the property, a spacious open kitchen, is not just a culinary haven but the focal point of family gatherings equipped with modern amenities for your cooking pleasure. Boasting three spacious bedrooms, each offering ample space, air-conditioning and built-in robes, this home provides the ideal sanctuary for your loved ones. The main bedroom, complete with WIR, an ensuite and air-conditioning, adds a touch of luxury. With wide side access for a caravan or boat, room for a pool, a water tank, double lock-up garage with remote, and ample storage throughout, this property offers much more than meets the eye. You have to visit to really appreciate it!

**Additional Information:** Rates and Utilities: Enjoy peace of mind with Brisbane City Council Rates at approximately \$480 per quarter and Queensland Urban Utilities at approximately \$190 per quarter (subject to usage). Rental Potential: This property presents a lucrative investment opportunity with an estimated rental income of approximately \$630 per week, making it an attractive proposition for savvy investors. \*Currently tenanted to a lovely family until 5/6/2024 for \$560 per/week. Convenient Transportation: Benefit from easy commuting with bus stops 100 & 460 within walking distance, ensuring accessibility for both work and leisure. Educational Hub: Nestled in the heart of education, this home is minutes away from Grand Avenue State School, Forest Lake State High School, and St John's Anglican College, simplifying the morning school run for families. Scenic Surroundings: Embrace the tranquillity of the serene lake just minutes away. Ideal for leisurely walks and family outings, it adds an extra layer of charm to this remarkable property. We welcome all genuine offers and encourage interested buyers to personally experience the beauty of this property. Submit your most competitive written offer to secure your place in Lakeside living.

**Your Perfect Place:** Whether you're a first-time buyer, a growing family, or a savvy investor, this home is the ideal choice. Contact Toby Chan today on 0411 477 204 to schedule a viewing and unlock the potential of this incredible family home. 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. Property Code: 1382