

# 4 Mclachlan Circuit, Willow Vale, Qld 4209



## House For Sale

Sunday, 7 January 2024

4 Mclachlan Circuit, Willow Vale, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Celeste Morgan

## Offers Over \$699,000

Welcome to 4 McLachlan Circuit, Willow Vale - a stylish, bright, and cosy family home situated in the well-sought-after Waverly Park estate. Built in 2011 on a 405m<sup>2</sup> flat block, this solidly built house provides ample space for families to grow and thrive. It has exceptional modern features, perfect for first-home buyers, investors, and families alike. The spacious 4-bedroom home offers a contemporary and comfortable lifestyle. The master bedroom is complete with a walk-in robe with Ikea cabinetry, modern ensuite and a ceiling fan, providing ultimate privacy and convenience with external blackout roller shutters, perfect for shift workers or sleeping babies. The other three well-appointed bedrooms boast built-in robes and ceiling fans, sharing a chic bathroom with a separate shower, bath, and toilet. At the heart of the home is an open-plan living and dining area featuring air conditioning and providing the perfect space for entertaining or spending quality time with your family. The stylish kitchen has stainless steel appliances, including a dishwasher, electric oven and cooktop, filtered drinking tap, and large fridge space, with plenty of storage space and a convenient breakfast bar where the kids can enjoy a morning meal or a quick snack. The low-maintenance backyard is ideal for those who value relaxation over gardening, providing a large, fully fenced yard with side access, perfect for a trailer, jetski or small vehicle; entertaining will be a dream with your undercover outdoor entertaining area and a rainwater tank. You can eat straight from your food garden with tomatoes and herbs at your fingertips. With the double lock-up garage with an insulated garage auto door and security screens, your vehicles and belongings will always be safe and secure. Moreover, the property's idyllic location offers a perfect balance of serenity and convenience – tucked away in a quiet street yet surrounded by a wealth of new and exciting amenities, such as the \$70 million sports hub, the Westfield Shopping Centre in Coomera, and the bustling Pimpama City Centre. As for connectivity, Willow Vale has fast and easy M1 access, putting you within reach of all the attractions and opportunities this thriving region offers. Don't miss out on this fantastic opportunity to secure a stylish family home in Willow Vale – contact us today to arrange a viewing!

**PROPERTY FEATURES:-** Kitchen with ample storage, stainless steel appliances including dishwasher- Open-plan living and dining with air conditioning- Master bedroom with WIR with Ikea cabinetry, modern ensuite, ceiling fan & external blackout shutter- Additional 3 bedrooms with built ins & ceiling fans- Main bathroom with shower separate to bath & separate toilet- Generously sized double garage with automatic insulated door- Off-street parking for an additional 2 vehicles- Large fully fenced yard with side access for trailer or small vehicle, approx. 2.1m wide- Fruit and vegetable garden beds, perfect for the kids- Water filtration system throughout the entire house- Gas hot water- Security screens throughout- Garden shed- Camera security system- Rainwater tank

**ADDITIONAL FUN FACTS:-** Electricity charges: approx. \$163 per month- Council rates: approx. \$979 half yearly- Water rates: approx. \$313 per quarter (including usage)- Rental appraisal: \$680-\$700 per week- Catchment schools: Pimpama State School & Pimpama State Secondary College

**FINAL COMMENTS:** It's no secret that people dream about living the glamorous GC lifestyle, surrounded by all the best amenities. Given the high quality of this home, we anticipate an overwhelming response. We will host open homes as the primary viewing opportunity to ensure fairness for all interested parties. We encourage you to review the photos carefully and hope to see you during the first week of open homes.

**DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.