

# 4 Warrill Street, Redbank Plains, Qld 4301

## Sold House

Thursday, 10 August 2023

4 Warrill Street, Redbank Plains, Qld 4301

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



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Achol Anyuat  
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**\$565,000**

Navin and Achol from Harcourts Greater Springfield are proud to present 4 Warrill Street, Redbank Plains, a wonderful property that serves as a beautiful home for owner occupiers or as fantastic investment for those looking to expand your property portfolio. Situated in the fast developing 'Mountview' region within Redbank Plains, this spacious design offers an ideal layout to accommodate the entire family. Constructed just under 7 years ago, this established home ensures a guaranteed rental return from the get-go with tenants already in place till January 2024. The air-conditioned master and living room ensure families are kept cool during the summer months and the open plan kitchen and living space ensure great conversations for families during mealtimes. The ample yard space also ensures that families can soak in the sunshine while enjoying some privacy. With the newly constructed Mountview Shopping Centre just a 1-minute drive away, families can be certain that all their household needs will be met especially with the Woolworths store that has been voted the tidiest in Australia! Complete with cafes, bakeries and a spanking new medical centre, this property provides families with the peace and quiet they are after balanced with convenience and nearby amenities. Beyond the doorstep, Blue Gum Park right across the street allows for a families and friends to gather. Only a 2-min drive away, Fernbrooke State School and Staines Memorial College ensure that families' schooling needs are well catered for and for the health conscious, Fernbrooke Ridge Sports Ground and Snap Fitness are also only a 2-min drive away. There's more to come for the Mountview region and this property is incredible well-positioned to reap the benefits in years to come. Outstanding features include:

- 480sqm lot, 2016 construction by Landmark Homes
- 4-bedroom, 2 bathroom, 2 car garage configuration
- Modern style façade and interiors
- Patio space that adjoins backyard area
- Multiple living areas with light and minimalistic décor perfect as a blank canvas for renovations
- Master suite with adjoining ensuite, walk in wardrobe.
- Queen-sized minor bedrooms, all fit with built in robes
- Split system air-conditioning in living and master.
- Ceiling fans in all bedrooms
- Finishes including downlights throughout, skirting boards and exposed aggregate driveway.
- Sought-after family friendly location close by to shops, eateries, parks & schools all within minutes.
- Ideal investment option with tenants already in place until 19/1/2024, with a rental return of \$450 per week - and potential return of \$480 per week (as at current market value)

PRIVATE INSPECTIONS ONLY: Please register your interest with Navin on 0455 879 703