

**40 Mount Maroon Street, Algester, Qld 4115**



**House For Sale**

Thursday, 13 June 2024

40 Mount Maroon Street, Algester, Qld 4115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



Junaid Ally

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## Auction

Welcome to 40 Mount Maroon Street, Algester - a beautifully renovated family home nestled in a serene neighborhood with peaceful parks and refreshing breezes. This charming lowset residence is move-in ready and offers everything you need for comfortable family living! Step inside to discover a host of renovations including new floors, fresh paint, modern bathrooms, and a stylish kitchen, all illuminated by energy-efficient LED downlights. The spacious, light-filled living areas are air-conditioned and designed with an open plan for seamless flow, featuring a bar counter and cabinet for easy entertaining. The gourmet kitchen, adorned with bright white cabinetry and equipped with electric appliances such as an oven, rangehood, stovetop, and dishwasher, centers around a wide dining island perfect for homework sessions or casual coffee chats. Outdoors, the fantastic patio is ideal for barbecues and gatherings, complemented by a fully fenced yard with sunny lawns for kids and pets to play safely. Patio lights and security lights ensure evening enjoyment and safety, while a side access gate adds convenience. The home offers four generously-sized bedrooms with built-in wardrobes, with the mega master suite boasting a walk-in wardrobe, ensuite, 3.5KW aircon, fans, and personal patio access. Luxurious bathrooms feature showers with detachable heads and rain showers, along with white gloss vanities providing ample storage. Energy efficiency is a highlight with a 13.2KW solar panel system significantly reducing energy costs. Additional features include all locks coded to one key and multiple internal and external power points for convenience. Set in a family-friendly and peaceful area, this home is close to local parks and essential amenities, making it the perfect family haven.

**Key Features:**

- Renovations Galore: New floors, paint, bathrooms, and kitchen
- LED downlights throughout
- All shutters and curtains included
- 617m<sup>2</sup> Block
- 229m<sup>2</sup> Internal Living Area
- Potential Rental Return: \$750/Week
- Spacious Living Areas:
  - Light-filled, air-conditioned living spaces
  - Open plan design for seamless flow
  - Bar counter and cabinet for entertaining
- Gourmet Kitchen:
  - Bright white cabinetry
  - Electric appliances including oven, rangehood, stovetop, and dishwasher
  - Wide dining island perfect for homework or coffee chats
- Outdoor Entertaining:
  - Fantastic patio for barbecues and gatherings
  - Fully fenced yard with refreshing breezes
  - Patio lights and security lights for evening enjoyment and safety
  - Sunny lawns for kids and pets to play safely
  - Side access gate for added convenience
- Bedrooms:
  - Four generously-sized bedrooms with built-in wardrobes
  - Mega master suite with walk-in wardrobe, ensuite, 3.5KW aircon, fans, and personal patio access
- Modern Bathrooms:
  - Luxurious showers with detachable heads and rain showers
  - White gloss vanities with ample storage
  - Family bathroom with a built-in bathtub
- Energy Efficiency:
  - 13.2KW Solar panel system to reduce energy costs with 30 Newly Installed Panels

**Additional Features:**

- All locks in the house coded to one key
- 4 internal and external power points in the house and patio for convenience

**Neighborhood Perks:**

- Family-friendly and peaceful surroundings
- Close proximity to local parks and essential amenities

**Nearby Amenities:**

- 60 m to Springwater Place Park
- 150 m to Delatin Road Park
- 800 m to Bunnings Acacia Ridge
- 1.5 km to Algester Asia Mart
- 2 km to Algester State School
- 2.1 km to restaurants and IGA Acacia Ridge
- 2.2 km to TAFE Queensland Acacia Ridge Campus
- 2.2 km to Calamvale Central
- 2.5 km to Sunnybank Hills Shoppingtown
- 3.7 km to Calamvale Community College

**Open for Inspection:** Every Saturday: 10:30 am - 11:00 am

**Auction Details:** Date: 29th June Time: 11:00 am Settlement : 30 or 45 Days from Contract Date 5% or 10% deposit Register to bid by going to: <https://auctionslive.com/app/bidder-registration/mxekG> Don't miss this incredible opportunity to own the perfect family home in a prime location. See you at the open house or the auction!