

# 44 Abbeydale Road, Greenbank, Qld 4124



## House For Sale

Thursday, 11 April 2024

44 Abbeydale Road, Greenbank, Qld 4124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**CHRIS GILMOUR**

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## Contact Agent

44 Abbeydale Rd, Greenbank Experience sophistication in this modern lowset home located in the desirable "Harvest Rise" Estate of Greenbank. With its stylish design featuring clean lines, this recently constructed home occupies an elevated 482m<sup>2</sup> block surrounded by other contemporary builds. Enjoy the added privacy of delightful bushland just across the road. Inside, the home unfolds with 2 separate living areas. Whether you are unwinding in the media room or hosting guests in the air-conditioned, open-plan family and dining space, versatility meets comfort seamlessly. Nestled at the core of the home, the kitchen showcases stunning Caesarstone benchtops, a 900mm Fisher & Paykel induction cooktop, a 900mm electric oven, dishwasher, and an inviting "open style" pantry – a sanctuary for budding chefs. The home offers 4 spacious bedrooms, each featuring built-in robes, plush carpets, and ceiling fans to elevate your living experience. The master suite stands out with a walk-in robe and a contemporary ensuite, offering a private retreat within the home. Other standout features include a double remote garage with epoxy flooring, side access, Crimsafe security windows and doors, 6.6 kW solar, beautiful landscaping, and so much more. Don't miss the opportunity to explore the allure of this property at one of our upcoming open homes.

**PROPERTY FEATURES:-** Home is approx. 3 years old- Nestled on a 482m<sup>2</sup> block in the Harvest Rise Estate in Greenbank- Bedrooms: 4 spacious bedrooms + mirrored BIR's + ceiling fans- Master Suite: WIR + aircon + ceiling fan + ensuite with stone vanity, floor to ceiling tiling, large shower & toilet- Bathrooms: 2 contemporary bathrooms (main with bathtub)- Kitchen: Gourmet kitchen with Caesarstone benchtops + 900mm Fisher & Paykel induction cooktop + 900mm Fisher & Paykel electric oven + Canopy rangehood + dishwasher + "open style" walk in pantry- Living Area 1: Media room, carpeted- Living Area 2: Open plan family & meals, tiled & air-conditioned- Other Property Features: Aircon + ceiling fans + recessed LED lighting + plush carpets in media room & bedrooms + European laundry + linen cupboard + Swann 6-camera security system + Crimsafe security screens & doors + premium tiling + double remote garage with epoxy flooring + NBN

**OUTDOOR FEATURES:-** Covered, alfresco space- Lush, and low maintenance landscaping- 3m x 2m garden shed- Concrete pathway around periphery of house- Fully fenced- Side access- 6.6 kW solar power

**LOCATION:-** Close to a plethora of schools + shops + medical & recreational facilities- 5 mins to Park Ridge State School- 4 mins to Park Ridge State High School- 52 mins to Brisbane CBD- 49 mins to Gold Coast- Current rental appraisal is \$660 per week

**Disclaimer:**All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for 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.