

**44 Cattiger Street, Richlands, Qld 4077**

Solutions

**Sold House**

Thursday, 29 February 2024

44 Cattiger Street, Richlands, Qld 4077

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 282 m2**

**Type: House**



Martin Hamilton

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**\$733,000**

Surrounded by extensive green space and stunning elevations, this immaculate family home presents peace, calm and tranquillity within the suburban sanctuary of Sienna Grove Estate. The four bedrooms provide space for a growing family and offers a stylish, low-maintenance lifestyle with a perfect blend of modern design and comfortable living. Constructed in 2018, this property boasts a tiled living and dining area, stunning kitchen with stone benchtops, a breakfast bar and walk in pantry. The open plan light filled layout creates a seamless connection to the outdoor entertaining area. The master bedroom features an ensuite bathroom and walk in robe. The remaining bedrooms are well-appointed with robes, sliding security doors and share a stylishly designed bathroom with separate toilet. Cool days and nights are provided by split system air-conditioning, ceiling fans, energy-efficient LED downlights, security screens and window blinds throughout, the house offers exceptional comfort and privacy. Situated in a family-oriented community and being surrounded by parks, playgrounds, sporting fields and schools all within easy walking distance, handy access to Ipswich Motorway and Centenary Highway, multiple shopping options, 3.3km to Richlands Train Station, and a wide range of public amenities. Currently tenanted till the end 2024, this property is an amazing investment opportunity for the astute investor. With approximately 5 years remaining maximum depreciation and renting out at \$580 per week this is your opportunity to own this property and ride the wave of this upcoming and emerging suburb. Additional features:- 4-bedroom, 2-bathroom family home.- Spacious living area that seamlessly flows into the dining area and kitchen.- Well-appointed kitchen with a dishwasher and ample storage space.- Convenient internal laundry.- Double garage, you'll have ample space for parking and storage.- Air Conditioning- Ceiling fans- Energy-efficient LED downlights, - Security screens and window blinds throughout- Luxurious ensuite in the master bedroom.- Second bathroom to accommodate a growing family or guests.- Located within 2km of childcare, public, and private schools- 2018 construction with modern architecture and high-quality finishes. Call martin Hamilton for more information on 0432 566 888