

**44 Farren St, Camira, Qld 4300**

**House For Sale**

Wednesday, 28 February 2024

44 Farren St, Camira, Qld 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 513 m2**

**Type: House**



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## PRICE ON REQUEST

Welcome to your oasis of modern living nestled in the peaceful and private neighbourhood of Camira. This contemporary lowset residence, sitting proudly on an elevated 513m<sup>2</sup> block, epitomizes elegance and comfort. No detail has been overlooked in this meticulously crafted home. From the moment you step inside, you're greeted by an impressive open-plan layout that seamlessly blends living and dining areas, creating the perfect setting for both intimate gatherings and lively celebrations. Prepare to be impressed by the gourmet kitchen, where style meets functionality. With expansive countertops, high-quality cooking appliances, and ample pantry storage, it's a chef's paradise. The convenient servery ensures seamless interaction with guests while culinary delights are prepared. Step outside and discover your private outdoor sanctuary. The alfresco area beckons for relaxed evenings under the stars, while the paved space overlooks a lush, grassed area where children and pets can play freely. It's a haven for both relaxation and entertainment. Retreat to comfort in one of the four spacious bedrooms, each thoughtfully designed for optimal relaxation. Built-in robes, split system air-conditioning, and ceiling fans ensure year-round comfort, while the master suite indulges with its modern ensuite and walk-in robe, offering a touch of luxury. Situated in a family-friendly cul-de-sac, this home offers the best of suburban living. Enjoy easy access to local amenities, schools, parks, and shopping centres, making every day a breeze.

**PROPERTY FEATURES:-** Quality built by Dixon homes.- Approx. 6 years young with sturdy steel frame construction.- Generous and elevated 513m<sup>2</sup> block.- Four spacious bedrooms all with split system air-cons + ceiling fans.- Master bedroom with WIR + aircon + ceiling fan + ensuite.- Two contemporary bathrooms + one with bathtub.- Gourmet kitchen with stone benchtops + gas cooktop + electric oven + canopy rangehood + dishwasher + ample cupboard & pantry storage.- Open plan living & dining, tiled & air-conditioned.- Media room.- Security screens & doors throughout.- Large laundry with linen/storage closet.- Double remote garage with internal access.

**OUTDOOR FEATURES:-** Covered & paved alfresco space.- immaculate & low maintenance yard.- Fenced yard.- Multiple water tanks with pumps.- Paved on both side of the house.- Large garden shed/work-shop.- Side access.- Solar hot water power.

**LOCATION:-** Camira is a well connected, leafy, family friendly suburb that is in close proximity to Brisbane and Greater Springfield.- Just 21 kilometres to Brisbane CBD and 6km to Springfield Orion.- 35 minutes to Brisbane airports via Airport Link.- Under 30 mins to Amberley and just 20 mins to Ipswich CBD.- Nearby to parks, local amenities, buses, cafes and shops.- Moments to Springfield train station, Orion Shopping Centre, Robelle Domain, Springfield. Fair Shops, quality schooling and early learning options.- Convenient to all major Motorways.

**Additional Information:**Rates and Utilities: Ipswich City Council Rates approx. \$525 per quarter. Queensland Urban Utilities approx. \$225 per quarter (subject to usage).Rental Potential: Estimated rental income of approximately \$700-\$750 per week makes this an appealing investment opportunity.

**Your Perfect Place:** Whether you're a first-time buyer, a growing family, or a savvy investor, this home is the ideal choice. Don't miss the chance to make your mark in this wonderful property! Contact Toby Chan on 0411 477 204 today to schedule a viewing and unlock the potential of this incredible family home.

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

Property Code: 1412