

**44 Lawley Crescent, Pacific Pines, Qld 4211**

**Sold House**

Sunday, 20 August 2023

**McGrath**

44 Lawley Crescent, Pacific Pines, Qld 4211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 525 m2**

**Type: House**



Sam Westaway  
0755340300



Blake Penhey  
0755340300

**\$872,000**

Welcome to 44 Lawley Crescent, Pacific Pines. Enviably positioned in a tightly held pocket along a quiet tree lined street with lush parkland directly opposite, this exceptionally presented home promises a convenient family focused lifestyle. Enjoy an afternoon kick of the footy across the road in Bowley Park, a morning coffee at one of the many local cafes or spend your days lazing by the sundrenched pool. The bright single level design seamlessly flows between the living spaces and spacious kitchen. Whether entertaining indoors or outdoors, the kitchen sits at the heart of the home and keeps you close to the action and always within eyesight of the kids in the pool. The home continues to impress with four generously sized bedrooms, a breezy open plan design and a covered outdoor alfresco area perfect for year-round entertaining.- Bright open plan living and dining with split-system air-conditioning- Separate carpeted family and recreation room- Peninsula style kitchen with modern appliances overlooking the living area right through to the pool- Master suite with generous walk-in wardrobe, ensuite and split-system air-conditioning- Three well sized remaining bedrooms with built-in wardrobes and ceiling fans- Big family bathroom with bath, shower and separate toilet- Covered outdoor alfresco area perfect for year-round entertaining- Sparkling in-ground swimming pool with surrounding tropical palms and gardens- Separate laundry with external access- Council Rates: \$2,248.6 per annum. Water Rates: \$1,871.88 per annum- Rental Appraisal: \$850-\$900 per week. Tenant Vacate Date: 23/09/2023