

# 6 Hoop Place, Forest Lake, Qld 4078



## House For Sale

Friday, 22 March 2024

6 Hoop Place, Forest Lake, Qld 4078

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



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## OFFERS OVER \$750,000

Before you buy you've got to check out this pristine family home perfectly positioned in the heart of Forest Lake in a quiet no through street so close to every amenity. Here your family will enjoy the outdoor space of this big 640m<sup>2</sup> block and if needed you could have side access to store a trailer beside the home. This location is amazing as you can walk to bus transport within three and a half minutes, kids can walk to either Forest Lake State School or St John's Anglican College Junior School in a couple of minutes and your local, Forest Fair Shopping centre with Doctors, Pharmacy, Dentist, Bakery, IGA Grocer, Hair and Beauty Salon, Star Liquor store and more is also within an easy walk. How is that for Convenience. If you like to go on walks around this beautifully treed area there are lots of walking paths to a number of parks. From here you can also take the 1.1 km stroll down to the spectacular lake, featuring an open air amphitheatre, fitness circuit, and jetty and relax in the tranquil lakeside parklands observing the abundant native wildlife. Only a few minutes drive from your new home you have the Forest Lake Shopping Centre with all your major grocery stores and so many specialty stores. All your favourite takeaway stores are all nearby and in the same convenient location is the St John's Anglican College and Forest Lake State High School. For Rail transport you are only 3 km from the Richlands train station. Now please take note when you are comparing the homes you are looking at, this one measures 170m<sup>2</sup> of home being larger than most 3 bedroom homes, plus a 28 m<sup>2</sup> covered outdoor entertainment area. When you get inside your family will really appreciate having two big living areas to spread out. Perhaps mum and dad can have the airconditioned formal living room for relaxing in and the kids can use the spacious family room to watch some television. Preparing meals in this kitchen is made easy with a lot of bench space, loads of cupboards plus a built in pantry. The breakfast bar doubles as more space to serve up dinner. You have a ceramic cook top, stainless steel rangehood and under bench oven for easy cooking, plus a dishwasher for the quick clean up. From this kitchen you can easily stay in touch with what everyone is up to in the family room and keep an eye out to the back yard. For convenience and security there is internal access to the double garage. All 3 bedrooms have built in robes and ceiling fans. The master bedroom is also fitted with a split system air conditioner for all year round comfort. The bathroom is centrally located and includes both a tub and separate shower. Queenslanders love our outdoors so you'll surely enjoy many happy times partying with family and friends under this spacious pergola tastefully finished with paving. While sitting back relaxing you'll be able to watch your kids playing happily in the big fully fenced rear yard. The Owner has not long had a new concrete retaining wall erected on the one side making that now a solid no maintenance item. Other added features include security screens and doors, and roof insulation. So give your family a BIG surprise with this quality family size home. Don't miss the open for inspection this Saturday and Sunday 10-10.45am.