

**7/36 Warrego Crescent, Murrumba Downs, Qld 4503**



**Sold Villa**

Wednesday, 25 October 2023

7/36 Warrego Crescent, Murrumba Downs, Qld 4503

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 428 m2**

**Type: Villa**



Colin Street

## Contact agent

Snap up this rarely offered opportunity, as there's only one (1) available. I was excited to sell this freestanding house to these original owners back in 2005, and am even more thrilled to be offering it to market in great shape in October 2023! This property is equipped to deliver all of the above precious wants and needs to the new Owner/s, and it also guarantees a lifestyle that caters for people of all ages who wish to entertain or enjoy having family and friends stay over for the night! Sourcing a super low maintenance home like this with tranquil natural surroundings in suburbia is ever so hard to find anywhere! The Pine River walking tracks at the rear of the complex are so peaceful and picturesque all year round set in such a lush surrounding of mature trees. The brick & tile construction keeps general maintenance to an absolute minimum, and aluminium guttering has been installed all around the roof to keep the gutters totally free of leaves in all weather conditions. Ducted air-conditioning delivers cool comfort in the summer to any room selected that needs cooling at different times of the day and night, and is cost effective also during winter months. Solar power on the roof contributes to the savings. The Body Corp here includes Building Insurance & Public Liability and is kept to a minimum levy thanks to each of the other proud Owners in the complex. The small enclave at the bottom of Warrego Crescent is securely gated for privacy and peace of mind, and it might be the only one of it's kind to be found in Murrumba Downs or surrounding Suburbs. A flick of the remote button for the double garage completes entering the home safe and dry in all conditions to unload the weekly groceries to the kitchen via the galley Laundry. Set on 428m<sup>2</sup> of level landscaped grounds, the house stands alone away from other dwellings, and is well equipped with a water tank, garden shed and private fenced gardens. All three (3) bedrooms are built-in, and are tucked away from the living and dining area. The formal lounge and dining are sort of separate, but allow conversations flow freely from both areas. A step outside to the closed-in pergola is set up to entertain in or just take a snooze when the sun goes down. It also offers a safe dry play area for the children or grand children to have fun in out of the sun. All seven (7) Owners enjoy the independent freedom and security of this complex, and take pride in maintaining their own yard, which also keeps the Body Corp cost effective for all residing here. I marketed this property back in 2005 and saw it sell like a hotcake, and I'm absolutely tickled pink to find new Buyers who will love living here for maybe another 15 – 20 years or more!