

# 7 Aileen Court, Andergrove, Qld 4740

## House For Sale

Wednesday, 24 April 2024

7 Aileen Court, Andergrove, Qld 4740

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 761 m2**

**Type: House**



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## Contact Agent

So much love and care has been poured into this originally owned, low-set brick home and with its recent refreshments, you can move in and enjoy the active, social Andergrove lifestyle. Think electrical updates, internal repainting, brand new flooring and more, all for your comfort and convenience! Whether you're raising a family, looking for a solid, easy care investment property or living the empty-nester life, there's no better place to be than in this sunny and breezy cul-de-sac. Not only will you be surrounded by other homes of similar age and finishes, but you'll be also within walking distance of shops, parks and playgrounds, along with local eateries. A shaded front porch and lush front lawn with established gardens create a warm and inviting first impression. The long exposed aggregate driveway leads to the enclosed lock up garage and is the perfect length to not only create a sense of distance and privacy from the street, but also to provide additional off-street parking for your visiting family and friends. Step inside via the new timber front door to find a spacious, versatile open plan living, dining and kitchen zone, defined by exposed brick walls and fresh timber-look vinyl planking. This space flows seamlessly out to the patio and backyard, meaning you can keep an eye on the kids or grandkids as they play before dinner. Having a dedicated bedroom wing tucked away from the main living hub will make it easy to transition from vibrant, fun-filled evenings to calm, quiet nights. Even singles or couples without kids will benefit from this layout, as any of the 3 spacious bedrooms would make an excellent private office or study, creative studio, media room, you name it! \*Important Note: Anzac Day - Please note that with tomorrow (25th April) being Anzac Day the real estate industry is prohibited from conducting any business of selling real estate including office activities, handling of open homes or auctions, inspections, responding to phone calls and messages, enquiries or emails. If you enquire throughout tomorrow, we will be able to speak with you from Friday onwards to assist you with your interest. Why we LOVE 7 Aileen Court...-Recent upgrades that will save you time (& money!) – On top of the refreshments already listed, you'll have new split A/C units in the living zone & main bedroom, new blinds & curtains, new fans, lights & smoke alarms, pressure-washed exteriors & more-Central kitchen – At the heart of the home, the existing laminate kitchen is in light neutral tones & features timber trims to the benchtops, cabinetry & pantry for a rustic mid-century feel, a breakfast bar, updated electric cooktop & oven, tiled splashback & the kitchen sink has a full view of the backyard. Get creative & install a servery window here for added entertaining flair! -Functional flow from garage to kitchen – Your daily routine will be a breeze with such a well-connected tasking zone. The remote-entry single garage has direct access to the laundry & kitchen, meaning easy grocery runs from the car -3 versatile bedrooms – All 3 rooms will accommodate a double ensemble or larger, or if you're using one as an office/study, you'll have room for an impressive desk suite. They offer ceiling fans, mirrored built-ins (2 of 3 rooms) & fresh timber-look flooring consistent with the rest of the home, plus split AC to main bedroom-Neat & tidy refreshed bathroom – Positioned in the bedroom wing near the linen cupboard for convenience, the bathroom features a glass screen shower-over-tub (great for families with young kids), and upgraded single vanity, tapware, towel rail & new separate toilet-Other features include epoxy floors to the garage, a laundry at the rear of the garage with a tub sink, appliance outlets & direct access to clothesline, garden shed to the backyard, covered patio overlooking a variety of fruit trees (lemon, custard apple, starfruit & more – yum!) & more! Why we LOVE Andergrove...With its close proximity to the CBD & northern beaches, great community vibe & easy access to everything you could need or want, Andergrove is a wonderful suburb to call home for families, couples & empty nesters alike.-Convenience – Enjoy the day-to-day convenience of being in a well-connected suburb within a few minutes' drive to shops, including Mount Pleasant Greenfields Shopping Centre with Woolworths, Kmart & Coles, the new Aldi coming soon to Andergrove Lakes, healthcare services including the Mater Hospital, specialty stores, childcare, movie cinemas & Gordon White Library-Walkable location – Keen for more fresh air? The Woolies and Coles on Oak Street are just over 5 mins away by foot! A little further down the road is the vibrant Andergrove Tavern (now known as 'The Grove'), the perfect place to enjoy a meal with family & friends. You'll also be closely connected to parks & playgrounds for weekend fun with the kids -Sports lovers' paradise – Within a few short minutes' drive to numerous sporting facilities including GoWake Cable Park, Mackay Golf Course, Soccer, Gymnastics, BMX, Touch Football, Rugby Union & more-Perfect for families – Home is also a short drive from local Childcare & Kindy, Mackay Christian College, MacKillop Catholic Primary, Whitsunday Anglican & public schools incl. Andergrove State Primary, Beaconsfield State Primary & Pioneer High School Disclaimer: All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of

furniture (real or virtual) are for visual display purposes only and not included in sale. Photographic enhancements including grass and other edits are for visual purposes only and we encourage a physical or virtual inspection to verify property condition. We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available