

**7 Chestnut Street, Bahrs Scrub, Qld 4207**



**House For Sale**

Friday, 22 March 2024

7 Chestnut Street, Bahrs Scrub, Qld 4207

**Bedrooms: 4**

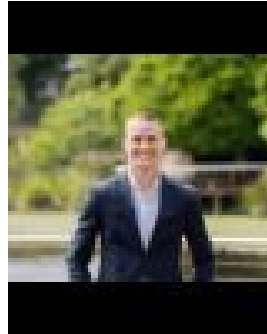
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simon Finlayson  
0424885527



Harry Hoey  
0422394225

## Auction

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS!

Situated in a quiet street boasting mountain and bushland settings, this spacious and meticulously maintained contemporary residence is nestled in the highly coveted Brookhaven Estate. Conveniently located within walking distance to Haven Park and the Brookhaven Bean Café, it offers an ideal setting for serene living. Newly built home on a 300sqm block, this property presents an excellent opportunity for families and investors alike. It's a great opportunity in a sought after area, and with motivated sellers, you'll want to act fast to secure it! Boasting a central location just moments away from parks, shopping centres, transport, and more, it's all about lifestyle here. Upon entering, this home presents an inviting open plan design, seamlessly blending the living and dining space complemented by a fully equipped kitchen adorned with Caesarstone countertops, a pantry, and standalone gas cooktop and electric oven, along with abundant storage solutions. Four generously sized bedrooms with plush carpets, built-in wardrobes, and ceiling fans, await. The master bedroom features a walk-in wardrobe, and an ensuite with a spacious shower for ultimate comfort. Additionally, a well-appointed main bathroom and an internal laundry, complete with linen storage and external access. Brookhaven Estate presents a community oriented lifestyle within a well appointed residential enclave, harmonising connectivity and natural beauty. Surrounded by pristine landscapes, the area features extensive multi-use trails for walking and cycling, as well as numerous parks and lush green spaces. Residents are welcomed to embrace this vibrant setting, offering a haven of amenities and seamless connectivity amidst the picturesque backdrop of stunning natural landscapes. Leisurely strolls or bike rides along our trails, unwinding in the parks, and enjoying the tranquillity of open spaces are among the offerings awaiting exploration in this integrated residential neighbourhood.

Features Include:

- Built in 2021
- Estimated Rental Potential of \$620 - \$670 per week
- Generously sized master bedroom with a ceiling fan, walk-in wardrobe and ensuite
- 3 spacious bedrooms with built in wardrobes and ceiling fans
- Well-appointed kitchen with Caesarstone island benchtops, standalone gas cooktop and oven, and walk in pantry
- Air conditioned open plan layout with living and dining areas overlooked by the kitchen
- Main bathroom with separate shower, bath and toilet
- Internal laundry with linen cupboard and external access
- Study nook at the entrance of the home
- Double remote lock up garage
- Low maintenance backyard
- Private outdoor alfresco; perfect for entertaining or relaxing
- Fully fenced yard
- Natural gas
- Council Rates: Approximately \$2,150 pa
- Water Rates: Approximately \$1,600 pa
- No body corporate fees

Location Features:

- Prep to Year 6 - Edens Landing State School
- Year 7 to Year 12 - Windaroo Valley State High School
- Haven Park - 350 metres
- Brookhaven Bean Café - 650 metres
- Bahrs Scrub Early Learning Centre - 3.3 kilometres
- Edens Landing State School - 4.7 kilometres
- Windaroo Valley State High School - 3.8 kilometres
- Canterbury College - 4.0 kilometres
- Rivermount College - 13.5 kilometres
- St Joseph's Tobruk Memorial School and Trinity College - 6.2 kilometres
- Holmview Central Shopping Centre - 3.4 kilometres
- Bannockburn Village Shopping Centre - 5.0 kilometres

For all of your home loan needs, please contact our friendly broker, Conrad Palmer on 0410 296 050. This stunning home will be SOLD at our auction event Tuesday 26th March 2024 via our online/phone bidding platform! Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting us to book your inspection time.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.