

**7 Corymbia Street, Carseldine, Qld 4034**



**House For Sale**

Friday, 3 May 2024

7 Corymbia Street, Carseldine, Qld 4034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 109 m2**

**Type: House**



Harpreet Singh  
0732630600



Ekam Bakshi  
0732630600

## FOR SALE BY NEGOTIATION

Team Harpreet is proud to present a near-new property offering exceptional value & potential in the highly sought-after suburb of Carseldine. Situated just a short walk from Carseldine Train Station, this residence features three bedrooms, two bathrooms, and double lock-up garage, making it an attractive option for first home buyers and investors. This is a fully accessible home that meets the 'liveable' housing design standard, and comes complete with solar panels, an Alpha ESS solar battery, ducted air-conditioning and provision for an EV electric vehicle charger. The newly developed Carseldine Village has been carefully planned with a great community feel and offers its residents access to 'The Green', with an array of fields, courts, nets and a playground for use of residents - just book and play. From conception to completion, this super energy efficient property has been meticulously executed to produce the ultimate urban escape that's just 14 kilometres from Brisbane's CBD, and walking distance to bus and train connections. Features -- 3 spacious bedrooms with air-conditioning - Large master bedroom includes a spacious ensuite & Balcony- Air-conditioned kitchen, living, and dining areas - Functional kitchen with quality appliances and ample storage - Double lock-up garage with remote control and internal access- Ceiling fans throughout- Ideal home for first-time buyers, families and astute investors

**SOLAR AND BATTERY HOME-** A rooftop solar PV system - producing approximately 14kWh per day on average - combined with a 10.1kWh capacity Alpha ESS battery- A suite of sustainable technologies, including a heat pump hot water system and 5-star efficient Wi-Fi air-conditioning controlled via smartphone- Better thermal performance and airtightness (minimum 7-star NatHERS ratings), meaning lower heating and cooling costs and less emissions- A garage that is electric vehicle charger ready, pre-wired on a separate circuit, saving a costly future retrofit

**Outgoings -- Council Rates - \$ 379 PQ- Water Rates - \$297 PQ** With the Carseldine Markets located just a short walk from your front door each Saturday morning, plus over 18 hectares of natural bushland with walking trails surrounding the village, you'll have plenty to do on the weekends. Plus, indulge in the convenience of nearby & upcoming local shops, restaurants, dentists, pharmacies, and an array of other amenities. Contact Team Harpreet today for more information.