

# 7 Holborn Court, Alexandra Hills, Qld 4161



## House For Sale

Friday, 19 April 2024

7 Holborn Court, Alexandra Hills, Qld 4161

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Leo Liu

0731030723

## Auction

Auction Location: On-Site Nestled at the end of a peaceful cul-de-sac in the desirable Montgomery Park Estate, this beautifully maintained single-level home is perfectly suited for families, retirees, or investors. Its superb location includes a short walk to Ormiston College via a picturesque bush trail, enhancing its appeal with close proximity to train stations, shopping centers, cafes, and parks. Notably, this property offers the spaciousness typically found in a four-bedroom house, yet is thoughtfully designed with a three-bedroom layout, making it a roomy and versatile family home.

**Key Features:**

- \* Comfortable open plan living and dining areas with air conditioning
- \* Rooms filled with natural light, creating a warm, welcoming atmosphere
- \* Sliding doors open to a cozy covered outdoor area for relaxed entertaining
- \* Functional kitchen positioned at the heart of the home, with sufficient bench space, a sizeable pantry, and a dishwasher
- \* Spacious master bedroom featuring air conditioning, a walk-in robe, and an ensuite
- \* Two additional bedrooms, both with built-in robes and ceiling fans
- \* Family bathroom equipped with a separate bath, shower, and vanity
- \* Separate laundry area
- \* Split air conditioning units and ceiling fans
- \* Double garage with new epoxy floor and internal access
- \* Side access suitable for a boat or trailer
- \* Level lawn area suitable for children or pets
- \* Energy-saving 5KW solar panels
- \* Additional storage with a garden shed
- \* New colorbond fence on the side

**In Close Proximity:**

- \* 10 minutes walk to Ormiston College
- \* 4 minutes drive to Horizon Shopping Centre
- \* 7 minutes drive to Cleveland Central
- \* 7 minutes drive to Wellington Point station
- \* 7 minutes drive to Alexandra Hills Shopping Centre
- \* 13 minutes drive to Wellington Point Pier

**Disclaimer:** As the property will be sold by auction or without a price, a price guide cannot be provided. The listing may be positioned within a price bracket on the website for functionality purposes only. **\*\*All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries\*\***