

**8 Botany Avenue, Redlynch, Qld 4870**



**House For Sale**

Friday, 12 April 2024

8 Botany Avenue, Redlynch, Qld 4870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 609 m2**

**Type: House**



Kim Ryan

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## Auction

Exceptional quality custom-designed and built residence boasting a flexible floorplan in "Springbrook Estate", perfect for the modern family.\* Meticulously maintained, the home is vacant and move-in ready. \* Well-appointed central kitchen with stone benchtops, gas cooktop, dishwasher and double-door fridge. Offers a direct view to the patio, perfect for entertaining. \* Spacious open plan tiled living. \* Master bedroom is positioned away from the other bedrooms complete with ensuite bathroom and walk-in wardrobe.\* Further three bedrooms with split-system air conditioning.\* Main bathroom has a bathtub, walk in shower and toilet.Other features include:\* Fully tiled, security-screened, Crimsafe to front door and split system air-conditioning throughout.\* Internal laundry 15 x panels 6.6kw.\* Established easy care grounds with Stihl automatic robot lawn mower, hardwired security cameras, irrigated water system for the two Colorbond vegetable beds, seamless mountain views, privacy is assured. \* Rainwater tank 5,000ltr. \* Double remote secure garage with internal access. \* Fenced sides and rear yard 609sqm with side vehicle access.Prime central Redlynch location with the convenience of being less than five minutes drive to St Andrew's Catholic College, Redlynch State School and within a short walk to Redlynch Shopping Centre, including sporting facilities, medical, dental, cafes and restaurants.Arrange your inspection today!Auction On Site & Online Via Realtair Tuesday 30/04/2024 at 5:30pm\*Unless Sold Prior To Auction\*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.