

**9 Abbot Circuit, Bellbird Park, Qld 4300**



**House For Sale**

Thursday, 11 April 2024

9 Abbot Circuit, Bellbird Park, Qld 4300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**ANGELA BROWNE**  
0432689617



**KEONI SMILES**  
0475054143

## Offers Over \$749,000

This home will have you at "Hello" Built just seven years ago by Indigo Homes and positioned on a generous and high 540 m2 allotment you will be pleasantly surprised with what's on offer. The external walls have been constructed with Hebel panels which offer three times the thermal efficiency of some other building products. Upon entering this residence, you'll be greeted by tasteful finishes and impeccable presentation. Boasting 3 bedrooms, 2 bathrooms, and a double garage. This property unfolds with a perfect marriage of coziness and spaciousness, presenting a rare and enticing opportunity. Each bedroom offers ample space, abundant natural light, and ample storage. Positioned at the front of the home, the master bedroom features a generous ensuite and large walk-in wardrobe. The kitchen is a blend of elegance and functionality. Adorned with subtle yet impactful details, standout features include a large 90cm Westinghouse 5 burner stove/oven, walk-in pantry, and dishwasher. Flowing seamlessly from the open-plan dining and living area is the outdoor space. Here, a generously sized entertaining area and well-manicured gardens await, perfect for al fresco dining, hosting gatherings, or simply unwinding in a peaceful setting. The yard provides ample space for outdoor activities making it ideal for families. Key features include:- Light interior walls - Hebel construction- Fully insulated, including internal garage walls- Air-conditioning to living area and master bedroom- Fitted security screens to all external doors and windows- Tiled throughout- Fans in all bedrooms, as well as living and outdoor areas- Sliding doors to alfresco dining and lounge- Kitchen equipped with stainless steel appliances and a 5-burner 90cm stand-alone dual fuel cooker- Master bedroom with ensuite and walk-in wardrobe- Two additional bedrooms with built-in wardrobes- Spacious laundry with built-in cupboards and external side access- Double lockup garage with extra storage- Garden shed for all your additional storage needs- Fully fenced 540m2 block Location Includes:- 6 mins from the train station- 5 mins to Centenary Highway- 3 minutes from Town Square Shopping Centre- 4 mins to Brookwater Village with local shops, cafes- 6 mins to Orion Shopping Centre- 1 min to Bellbird Park Secondary College- 4 mins to Ipswich motorway Don't miss the chance to own this slice of paradise in Bellbird Park. Contact The Angela Browne Team today to arrange a private viewing or come along to this weekend's open home! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.--