

# 9 Meeds Lane, Flagstone, Qld 4280

EXPERIENCE REALTY

## House For Sale

Wednesday, 20 March 2024

9 Meeds Lane, Flagstone, Qld 4280

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Shiraz Hajee  
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## Offers over \$550,000

Discover the perfect blend of comfort, convenience, and investment potential at 9 Meeds Lane, Flagstone. Whether you're a savvy investor seeking lucrative opportunities or a first-time homebuyer eager to step into homeownership, this high-set semi-detached duplex presents an irresistible proposition. With a host of desirable features and a prime location in the heart of Flagstone, this property is poised to fulfill your aspirations for contemporary living. This well-appointed residence boasts a contemporary design, offering spacious and stylish living across two levels. Situated on a 225m<sup>2</sup> block of land, this property offers the convenience of a single lock-up garage with remote-controlled access and internal entry, ensuring security and ease of access. Call Shiraz on 0432 580 581 to book a time for a Private viewing. The open-plan living, dining, and kitchen area creates a welcoming ambiance, ideal for relaxation and entertainment. Quality appliances adorn the modern kitchen, complemented by ample storage cabinets for your convenience. The laundry is cleverly concealed within the garage, providing an efficient solution for handling domestic tasks while optimizing indoor living areas. Adjacent to the kitchen pantry a inconspicuous clothes drying court offers a convenient spot for air-drying clothes and linens, seamlessly blending into the home's interior design without sacrificing visual appeal. Enjoy the comfort of three generously sized bedrooms, including a master bedroom with a walk-in wardrobe and an en-suite bathroom featuring a shower. The common bathroom includes a bathtub, catering to your family's needs with ease. Stay cool and comfortable year-round with air-conditioning and ceiling fans installed in all bedrooms, enhancing the overall comfort of the home. Step outside towards the backyard into the second covered alfresco area, seamlessly extending your living space outdoors and providing the perfect setting for gatherings and leisure activities. With a fully fenced pet friendly spacious backyard, this property offers a low-maintenance lifestyle, allowing you to spend more time enjoying the amenities of the surrounding area. Location Highlights: Immerse yourself in the vibrant community atmosphere of Flagstone, known for its friendly neighbourhood vibe, excellent schools, and convenient amenities. Enjoy easy access to Flagstone State Community College, Flagstone State Primary School, water play parks, shopping centre's including Coles and Woolworths, restaurants, cafes, and more, all within close proximity. Benefit from the strategic location, with Brisbane CBD just a 45-minute drive away and the Gold Coast reachable in just over an hour, ensuring effortless connectivity to major urban centers. Key Features:-

- 5-year-old
- No body Corp
- 2 bedrooms have built in wardrobes
- Master bedroom has walk-in wardrobe plus en-suite bathroom with shower
- All bedrooms are air-conditioned and have ceiling fans
- Common bathroom has a bathtub
- Powder room downstairs
- Spacious airconditioned open plan living dining kitchen area
- Ample storage cabinets
- Security grill and insect mesh on all doors and windows
- Modern kitchen with quality appliances
- Fully fenced low maintenance spacious backyard
- Single lockup garage and spacious carport
- Living room flows onto covered alfresco area

For the Investor:

- Currently tenanted until July for \$480/week
- Rental Appraisal \$490 to \$510/week
- Rates and Water \$1039.19 PQ

Don't miss out on this exceptional opportunity to secure a prime investment property or your first home in the thriving suburb of Flagstone. Contact Shiraz Hajee, your preferred agent on 0432 580 581, to explore this property in further detail and take the next step towards realising your real estate goals. Act now and make 9 Meeds Lane your gateway to a lifestyle of comfort, convenience, and endless possibilities. Disclaimer: Xperience Realty has been furnished with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.