

9 Rubens Street, MacKenzie, Qld 4156



House For Sale

Tuesday, 2 April 2024

9 Rubens Street, MacKenzie, Qld 4156

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 704 m2

Type: House



Cooper McGrath  
0733493370



James Austin  
0733493370

## OWNER COMMITTED ELSEWHERE | MUST SELL

PERFECTLY POSITIONED IN THE PRIVATE AND CONVENIENT RUBENS STREET, THIS IMMACULATE LOWSET HOME IS HERE TO SELL. THE INSTRUCTIONS FROM THE OWNER ARE CLEAR, THEIR COMMITMENT TO MOVE ELSEWHERE MEANS THIS BEAUTIFUL PROPERTY MUST BE SOLD AT AUCTION\* ON THE 23RD OF APRIL, IF NOT PRIOR. Auction via In-Room and Online - 23/04/2024 from 6:00pm, if not sold prior. Auction Location - Mansfield State High School on cnr Broadwater & Ham Roads, Mansfield Registrations start from 5:30pm. (Phone & Online Registrations must be completed by 12:00pm on Auction Day) Welcome to your next home. Offering a well maintained and fresh canvas property within the coveted Mansfield State High School and Mackenzie State School Catchments, 9 Rubens Street is the perfect purchase for a growing family, investor or first home owner! This home has been meticulously maintained and is in a move-in-ready condition. Sitting towards the end of the cul-de-sac street, a quality rendered retaining wall and perfectly manicured lawn make 9 Rubens street a standout property in this exclusive pocket of Mackenzie. Space for entertainment is of no shortage. The flowing floor plan provides you with ample space which is currently being used for both formal and casual dining and lounge spaces. The kitchen is a cook's dream, sprawling with bench space and cupboard storage there will be no limit to what you can do. The house feels like a fresh canvas ready for any direction you want to take your next home. New hybrid floorboards have been laid throughout and ducted air conditioning means that the Queensland heat won't be a problem. This home provides you with 4 large bedrooms including a master bedroom with its private ensuite. A main bathroom and a washroom off the double garage services the remainder of the house. With entertainment at the heart of this home the outdoor area is key. Situated on a sprawling perfect rectangle 704m<sup>2</sup> block you have access to a large undercover space and a generous grassed area which means you will have ample space for your pets, children or an afternoon barbeque with friends and family! Relax in the comfort of home security with a fitted alarm system throughout and CrimSafe Screens installed on the front door and all external sliding doors. Homes like this do not last long on the market and you do not want to miss out on this perfect next step for your real estate journey. Do not wait, attend an open home and see for yourself why 9 Rubens Street is perfect for you. Key Features: • 704m<sup>2</sup> Rectangle Block • Mansfield State High School Catchment • Brick Low-set 23 year old house • Fresh flooring throughout • Ducted Air Conditioning • Well maintained lawn and garden space • 4 Bedrooms • 3 Bathrooms • Spa in the Master Ensuite • CrimSafe Front and External Sliding Doors • Central Alarm System • Recently replaced Hot Water System • Large Open Floor Plan • Double Garage • Shed in the yard for storage • 50m to Mt Petrie Park^ • 50m to Nearest Bus Stop^ • 1.5km to Mansfield State High School^ • 400m to Mackenzie State Primary School^ • 1.0km to Citipointe Christian College^ • 600m to the North or South Highway^ • 4.0km to Carindale Westfield^ • 4.0km to Mount Gravatt Westfield^\*subject to reserve price^direct line ALL BOUNDARIES ARE APPROXIMATE IN PHOTOS All information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.