

# 9 Somerwil Crescent, Bellbird Park, Qld 4300

Harcourts Greater Springfield

## Sold House

Saturday, 13 April 2024

9 Somerwil Crescent, Bellbird Park, Qld 4300

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 684 m2

Type: House



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**\$657,500**

This Summer will you buy your next home? 9 Somerwil Crescent is the perfect place to call home. With 4 Large sized bedrooms, 2 freshly maintained bathrooms and a protective double garage you are provided with the tools for a happy home or quality investment for the portfolio. Accompanied by a large lot of 684m<sup>2</sup> with a driving side access the property offers security to larger vehicles and caravans and offer future potential for granny flat, pool or outdoor entertainment installation. Tenanted until May 2024, this incredible opportunity is suitable for all first home buyers, upsizers, or savvy investors! Location, location, location, it may be the most important thing to you! 9 Somerwil Crescent is in a fantastic location. With a local schooling only a stride away, Kruger State School provides hundreds of local families with quality education. Alongside Bellbird Park Secondary College for your children to digress to for their senior education. Shopping facilities provided at both Redbank Plaza and Redbank Plains Town Square with local public transport with several bus stops and Redbank Train Station at your fingertips. Somerwil Crescent is a quality block with only local traffic, meaning quiet roads, public parking and peace for you to enjoy. Not to mention the interior: - Brick home built in 2009. - Spacious interior living with individualised living spaces. - Family room, Dining Room & Kitchen accompanied with air conditioning. - Built in Kitchen including dishwasher, electric stove, oven and ample cupboard spacing. - Second living area upon entrance of master bedroom (table tennis room). Great for comfort or play area for young children. - Master bedroom accompanied with huge walk in robe and modern ensuite. - Downlights throughout master bedroom and all living areas. - Bedrooms 2, 3 & 4 all with ceiling fans and built in robes. - Communal bathroom including basin & bathtub. - Undercover outdoor patio/entertainment area. - 684m<sup>2</sup> block. - Driving side access on left hand side.- Walking side access on right hand side. - Rectangular shaped block with minimal slant. Perfect for trampolines, soccer goals or future inground pool. - All this and so much more. Property Details Lease until 15 May, 2024. Current rent is \$500 per week. Rental Appraisal at \$530-\$560 per week. SEQ Water Rates approx \$220 per qtr. Ipswich Council Rates approx \$690 per qtr. This property will not last long so make sure to come and see it for yourself at an upcoming open home. I am sure you will fall in love with what is on offer.