

**1/23 Cabbage Tree Rd, Andergrove, QLD, 4740**



**House For Sale**

Friday, 16 August 2024

1/23 Cabbage Tree Rd, Andergrove, QLD, 4740

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## **\*\*Spacious Two-Storey Character Home in a Quiet, Safe Community\*\***

This impressive large two-storey character home is perfect for the growing family, offering multiple living zones and plenty of room for everyone to spread out.

Nestled in a serene private community with one-way traffic and a strict 20km speed limit, this area is both quiet and safe, making it an ideal environment for families.

### **\*\*Key Features:\*\***

- Cathedral ceilings and a stunning internal timber staircase
- Remote controlled energy-efficient lighting throughout
- Carpets in all bedrooms for added comfort

### **\*\*Downstairs:\*\***

As you enter through the private, undercover porch, you'll find a spacious, modern kitchen that serves as the hub of the home. The open-plan dining and living area is tiled and filled with natural light, creating a welcoming space for everyday living. The formal lounge, which opens to the outside via sliding doors, is perfect for entertaining.

The master bedroom, complete with a two-way bathroom and expansive walk-in robe, offers a private retreat, while a separate office provides the ideal space for working from home.

The expansive tiled living area is serviced by a commercial-grade air conditioning system, ensuring comfort all year round. Multiple sliding doors open to the outdoor verandas and patio, inviting cool breezes and ample natural light.

### **\*\*Upstairs:\*\***

Upstairs, you'll find three air-conditioned, carpeted double bedrooms, a cozy sitting area perfect for a library or homework station, and the main bathroom, which was exquisitely renovated in 2019 with top-of-the-line fixtures. Additional storage is available via the attic.

### **\*\*Outdoor Living:\*\***

The outdoor space is equally impressive, featuring a spacious patio and veranda perfect for alfresco dining. The property includes a 6kW solar electricity system, side access through double gates for additional parking, and a single-bay shed. The mature avocado and orange trees provide shade and a delightful touch of nature.

### **\*\*Additional Features:\*\***

- Swan security system for peace of mind
- Approx. 876m<sup>2</sup> of kid and pet-friendly yard space
- Just steps away from the bus shelter for easy commuting
- Walking distance to the community tennis court and park

This home also offers a unique opportunity for those looking to offset their mortgage-rent out the upstairs bedrooms while enjoying the rest of the home. Whether you're looking to escape the rental cycle or find a forever home for your family, this property is a must-see.

Don't miss your chance to make this address your own.

Body Corp of \$1,297.06 due to the maintenance of private road, park and tennis court to the estate.

Expected rent return of \$650-\$700 per week.

Contact us today to arrange an inspection!

Disclaimer: The agent does not give any warranty as to errors or omissions, if any, in these particulars. The provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.