

# 11 Moylan Court, Bray Park, Qld 4500



## House For Sale

Monday, 1 July 2024

11 Moylan Court, Bray Park, Qld 4500

**Bedrooms: 4**

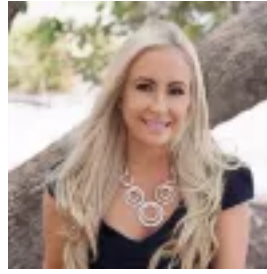
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## For Sale

Perfectly nestled in a family friendly alcove, 11 Moylan offers comfort and convenience for the whole family. This well presented four-bedroom home is perfect for families, professionals, and investors alike. Set on a boutique 400m<sup>2</sup> block, that delivers low maintenance living, image waking up to the serenity of a peaceful neighbourhood while still being within easy reach of all the amenities one could hope for. Instantly inviting, the contemporary façade and landscaped gardens beckon you inside. The thoughtful floorplan unveils spacious living areas which lead to a covered alfresco and fully fenced backyard; ensuring a lifestyle of practicality and ease. The modern kitchen, boasting ample cupboard space, is a culinary delight, with an island bench serving as a breakfast bar and wonderful vantage point to oversee all the action of the household. Entertaining is a breeze with the covered patio area, perfect for alfresco dining and gatherings with friends and family. The low-maintenance outdoor space is enhanced by solar panels with a 2kW inverter, ensuring energy efficiency and reduced electricity bills. This property is perfect for owner-occupiers seeking a low-maintenance lifestyle and savvy investors looking for a high-demand rental opportunity.

**Property Highlights:-** 4 Bedrooms, all with built-in wardrobes- Master bedroom with ensuite- Formal lounge and family/meals area- Air-conditioning in the living area- Modern open-plan kitchen with ample cupboard space, island bench, large pantry and dishwasher- Covered entertaining area- Solar panels with a 2kW inverter for energy efficiency- Fully fenced backyard with landscaped gardens at entry- Security screens throughout

Beyond the confines of the property, you will appreciate the easy accessibility to local schools, shops, parks, and transport. Despite how peaceful this alcove is, all the conveniences of daily life are just moments away. Just 10 minutes away is the iconic Eaton's Hill hotel, while you can indulge in some retail therapy at Strathpine Shopping Centre and the cinemas which are just 8 minutes down the road. The proximity to major transport links also provides easy access to the broader Brisbane area, making your daily commute a breeze.

- 3 min drive to Bray Park State High School
- 4 min drive to Bray Park State School
- 7 min drive to Bray Park train station
- 8 min drive to Lawton boat ramp for access to the North Pine
- 8 min drive to Strathpine Shopping Centre
- 9 min drive to The University of the Sunshine Coast (Moreton Bay campus)
- 10 min drive to Eaton's Hill hotel
- 30 min drive to Brisbane airport
- 35 min drive to Brisbane

This property delivers enviable accessibility and functionality to suit the needs of the whole family. Bound to impress a range of buyers seeking low maintenance living in a superb location this is a must inspect. Get in touch with Lydia Robins and the team today.