

12 Collins Street, Collingwood Park, Qld 4301

STRUD

House For Sale

Tuesday, 20 August 2024

12 Collins Street, Collingwood Park, Qld 4301

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 807 m2

Type: House



Peter Ta



Josh Dawson

FOR SALE

Welcome to this charming three-bedroom, one-bathroom house nestled in the peaceful suburb of Collingwood Park. This newly listed property offers a delightful blend of comfort and functionality, perfect for those seeking a modern family home. Boasting a generous interior space, this residence is designed for easy living. The heart of the home features a contemporary kitchen equipped with high-end Bosch appliances, including an oven and stovetop, and a filtered water tap for your convenience. The second living area provides flexibility for various lifestyle needs, whether it's a home office, playroom, or additional lounging space. All three bedrooms come complete with built-in robes and ceiling fans, ensuring ample storage and year-round comfort. The modern hybrid flooring throughout each bedroom adds a touch of elegance and practicality. For added convenience, the home includes separate toilet and laundry areas. Step outside to discover a true oasis. This fully fenced property showcases an inviting in-ground pool, perfect for those scorching Summers. A generous covered back patio area provides an ideal setting for alfresco dining or entertaining guests while the flat block offers plenty of space for outdoor activities or gardening enthusiasts. Energy efficiency is a key feature of this home, with a 3.5kW solar system and three air conditioners strategically placed throughout. A rainwater tank and garden shed add to the property's eco-friendly and practical amenities. Located on a quiet street, this home benefits from its proximity to local attractions. The Woolworths Collingwood Park is just a short stroll away, ensuring easy access to daily necessities. Nature lovers will appreciate the nearby Aleisha Park Reserve, offering a green escape within walking distance. With its combination of modern features, thoughtful design, and prime location, this property presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in Collingwood Park. For investors, the home has been appraised for rent at: \$560-\$580 per week Rates: ~\$560 per quarter Water: ~\$385 per quarter (~44kL) Properties like this do not present themselves very often, so make the most of this opportunity. Get in touch with Peter Ta on 0468 884 602 today for further enquiries and to arrange your inspection. If not sold prior, this home will be going to Auction: • Auction Date: 05/09/24 - 6pm • Auction Location: On-site Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: STRUD Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.