

**12 Hawtree Street, Moorooka, Qld 4105**



**House For Sale**

Wednesday, 10 July 2024

12 Hawtree Street, Moorooka, Qld 4105

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 405 m2**

**Type: House**

## Auction

ONLINE AUCTION 5:00pm Wednesday 31st July 2024 Go To:

<https://raywhitesherwood.com.au/watch-our-auctions-live> Low-set, low-maintenance and in a premium location, this three-bedroom house offers an exceptional opportunity in a top Moorooka street. Situated on a 405sqm lot with St Brendan's Primary School across the road and transport, shopping, and dining only a short walk away, this property is ideal for first home buyers and young families seeking everything at their fingertips. The original interiors have been updated with stylish flooring and feature lots of natural light. A cosy fireplace and air-conditioning keep the open living/dining area comfortable year-round, and the functional kitchen is well-equipped for easy cooking. Relax in the shade of the covered rear patio, which overlooks the grassy backyard and is perfect for your morning coffee and weekend BBQs. Three bedrooms include a master suite with air-conditioning, a walk-in robe and an ensuite. The other bedrooms have built-in robes and access the family bathroom with a shower, bathtub and separate toilet. Property features:- Low-set, low-maintenance home on a 405sqm block- Open living and dining area with a cosy fireplace- Kitchen featuring lots of bench space and cabinetry- Covered rear patio, secure backyard, mature gardens- 3 bedrooms, 2 bathrooms, laundry, lock-up garage- Master bedroom includes a walk-in robe and ensuite- Air-conditioning in the living area and main bedroom- Ceiling fans and built-in robes in all bedrooms In a premier position, this home offers an exceptional lifestyle only 17 minutes from the CBD. Perfect for families, children are across the street from St Brendan's Primary School and less than 450m from Moorooka State School, childcare and kindergartens. Bus stops are 50m away, and you can walk 650m to Moorooka train station for easy commutes to the CBD. Offering shopping and dining at your doorstep, you can walk 1.2km to Woolworths, cafes, restaurants, shops, Snap Fitness, a pharmacy, and a medical centre. Local parks, playgrounds and the swim school are right around the corner, and you are only 7 minutes from The Brisbane Golf Club, Queensland Tennis Centre and scenic riverfront. **DISCLAIMER:** Whilst all care has been taken to ensure that the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, we recommend that all interested parties should make their own enquiries and due diligence to verify the information. Any personal information provided to Cameron Crouch Property T/As Ray White Sherwood, will come under the terms set out in our Privacy Policy, which can be found here for your convenience: <https://www.raywhite.com/privacy>.