

# 13 Dornoch Crescent, Raceview, Qld 4305



## House For Sale

Tuesday, 25 June 2024

13 Dornoch Crescent, Raceview, Qld 4305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 668 m2**

**Type: House**



Nick Knauseder

0422904007

**\$668,000+**

This impressive property offers a fantastic family environment, featuring four generously sized bedrooms, all with built-in wardrobes and ceiling fans, the master boasts a double wardrobe and private ensuite with glass screen shower. Entertain in style with multiple living areas, including a formal lounge and an air-conditioned family/dining room that seamlessly flows onto the covered alfresco. The spacious kitchen features a breakfast bar, stainless steel appliances, and ample storage. Practical extras include a dedicated laundry with outside access, a double lock-up garage with remote control access, and a fully fenced backyard with potential side vehicle access – so you can make the most out of the sizable back yard. This is the one you've been waiting for – enquire today to secure your interest. General Information:- Occupancy: Current Lease Until August 2024 @\$480/week- Rental Appraisal: \$530 - \$550 per week- Orientation: North Facing (approx.)- Land Size: 668m<sup>2</sup>- Construction: Brick- Roof type: Tile- Build year: 2008 (approx.)- Hot Water System: Gas- Cooktop: Electric- Fencing: Fully fenced back yard with potential side vehicle access- Screens: Security screens on doors- Smoke Alarms: CompliantProperty Features:- 4 well-sized bedrooms; all with built-in wardrobes, ceiling fans & carpet; master bedroom also features a double wardrobe and an ensuite with glass screen shower, vanity, toilet & ceiling exhaust- Spacious kitchen with peninsula breakfast bar, built-in stainless steel oven, electric cooktop, stainless-steel retractable rangehood, stainless-steel dishwasher, built-in microwave space, tiled splashback & a variety of preparation & storage spaces; tiled- Formal lounge room in the centre of the home; carpeted- Air-conditioned family/dining room to the rear of the home with direct access to alfresco via glass sliding door; tiled- Well-appointed main bathroom with separate bath & glass screen shower; ceiling exhaust, separate toilet- Dedicated internal laundry with direct external access; tiled- Double lockup, remote controlled garage; internal access- Covered alfresco; directly accessible from the heart of the home; exposed aggregate slab- Water tank - Fantastic yardArea Details:- Walking distance to a variety of parks / greenspace - Walking distance to Public Transport (Bus Stop)- Walking distance to Childcare Services- 3 minutes\* to Winston Glades Shopping Centre- 3 minutes\* to Raceview State School- 6 minutes\* to USQ Ipswich Campus- 7 minutes\* to Ipswich Hospital- 45 minutes\* to Brisbane AirportPlease contact Nick Knauseder on 0422 904 007 to arrange your inspection.\* Approximate