

**13 Seberg St, Mcdowall, QLD, 4053**



**House For Sale**

Tuesday, 1 October 2024

13 Seberg St, Mcdowall, QLD, 4053

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern Comfort in Popular Enclave

Welcome to 13 Seberg Street, a spacious and charming family home nestled in the tranquil suburb of McDowall. This stunning residence offers a harmonious blend of modern comfort and timeless elegance, perfect for families seeking a convenient lifestyle. Boasting an impressive 556m<sup>2</sup> block, this property provides ample space for both indoor and outdoor living, ensuring every family member finds their perfect spot.

The upper level exudes a sense of warmth and style, with polished wooden floors and large windows that invite natural light and showcase the lush suburb backdrop. The open-plan design seamlessly connects the kitchen, dining and living areas, creating an inviting space for family gatherings and entertaining guests.

Whether you're enjoying a quiet evening on the balcony, watching a movie in the spacious downstairs rumpus room or hosting a barbecue in the large, fully fenced backyard, this home offers endless possibilities for relaxation and entertainment. Located just minutes from Bissett Park and Chermshire Hills Reserve and within walking distance to McDowall State School, 13 Seberg Street combines the best of suburban living with easy access to essential amenities.

This exceptional home is ready to welcome its next family. Don't miss the chance to experience the perfect blend of comfort, style and convenience at 13 Seberg Street. Contact us today to arrange a viewing and make this dream home yours!

### Property Features (Upstairs):

- Enjoy captivating suburban views from the upper level on the front balcony, accessible from both the lounge and master bedroom.
- The open-plan kitchen, dining and living room features polished wooden floors and a functional, stylish kitchen. It boasts a blue splashback with a stainless steel rangehood, dishwasher, oven and space for a microwave. The kitchen also includes a double sink, roller blinds, and an air-conditioned lounge room with a ceiling fan. Large windows allow you to soak up the view and the natural suburb backdrop, with sliding door access from the dining room to the balcony.
- Three spacious bedrooms upstairs, all equipped with ceiling fans and air-conditioning units. The master bedroom includes sliding door access to the balcony.
- The main bathroom features a double vanity, a large shower with a rainfall shower head, a bath and floor-to-ceiling tiles.

### Lower Level (Legal Height):

- The lower level offers a large second living area, perfect for use as a media room or games room for the kids.
- Ideal for teenagers, the downstairs area includes a rumpus room, a fourth bedroom, and a bathroom.
- The internal laundry offers great storage options and leads to a bathroom with a shower and toilet.

### Additional Features:

- The backyard is grassed, fully fenced and low maintenance, providing ample space for outdoor activities.
- Convenient garden shed for additional storage.
- Double lock-up garage.
- Side Access, room for a caravan or boat.
- Located minutes from Bissett Park and Chermshire Hills Reserve, and within walking distance to McDowall State School.

For more information or to arrange a viewing, please contact Cara Bergmann Properties today.

### Approximate Fees:

- Rates: \$488 Per Quarter
- Electricity: \$850 Per Quarter
- Water: \$439.50 Per Quarter

Building and pest inspections are available to interested buyers.

School Catchments:

- ? McDowall State School (Prep to Year 6)
- ? Craigslea State High School (Year 7 to Year 12)

Discover the perfect blend of style, comfort and convenience at 13 Seberg Street, McDowall. This home is waiting for you to make it your own.

Approximate Distances:

- ? Local Park, 250m walking distance
- ? McDowall State School, 700m
- ? Raven Street Reserve, 1.4km
- ? North West Private Hospital, 1.9km
- ? McDowall Village Shopping Centre, 2.1km
- ? Northside Christian College, 2.3km
- ? Prince of Peace Lutheran College, 3.3km
- ? Craigslea State High School, 3.4km
- ? Brisbane Airport, 14km
- ? Brisbane City Hall, 15km

Contact Cara Bergmann Properties to arrange a viewing and make this property your new family home.

All information contained herein is gathered from sources we believe to be reliable; however, we cannot guarantee its accuracy. Interested parties should rely on their own inquiries.