

**18 Northern Circuit, Rural View, QLD, 4740**



**House For Sale**

Friday, 16 August 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Stacey Arlott  
0748294612

## **\*\*Charming Standalone Family Home in Prime Location\*\***

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Discover this beautifully maintained two-story family home, perfectly positioned on its own private block of land-this is Not a townhouse. This property offers the perfect blend of comfort, style, and convenience, ideal for families or savvy investors.

#### **\*\*Ground Floor:\*\***

Step into the home, where the air-conditioned master bedroom awaits. This serene retreat features a spacious walk-in robe and a modern ensuite. The lower level also boasts a large, open-plan living area with air conditioning, ensuring year-round comfort. At the center of this space is the modern kitchen, complete with a stone breakfast bar, ample bench and cupboard space, and a convenient double lock-up garage with direct internal access.

#### **\*\*Upper Level:\*\***

Ascend the internal carpeted staircase to the top level, where a versatile area awaits-perfect for an office or nursery. This floor also includes two generously sized, carpeted bedrooms, both air-conditioned, with ceiling fans and built-in wardrobes. The second bedroom offers direct access to a covered patio, an ideal spot to enjoy your morning coffee. A separate toilet and a modern bathroom with both a bathtub and a shower complete this level.

#### **\*\*Outdoor Living:\*\***

Entertaining is a breeze with a lovely covered, tiled patio, accessible from the downstairs living area. This outdoor space features a built-in barbecue area and a fully fenced yard, making it a safe haven for children and pets to play.

Located within walking distance to sporting fields, shopping complexes, medical facilities, and schools, this home offers the convenience of low maintenance living in a sought-after area. Priced to sell, this property is an excellent opportunity for those seeking a well-presented family home or a lucrative investment.

Don't miss out on this fantastic opportunity-call today to arrange your inspection!

**\*\*Currently tented until 13th December 2024 at \$530:00 per week, expected rent return to increase to \$580-\$620:00per week.**

Disclaimer: The agent does not give any warranty as to errors or omissions, if any, in these particulars. The provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.