

18 Ustinov Crescent, McDowall, Qld 4053

House For Sale

Sunday, 30 June 2024



18 Ustinov Crescent, McDowall, Qld 4053

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 596 m2

Type: House

Offers Over \$1,150,000

Proudly presented by Cara Bergmann Properties discover comfort and convenience in this spacious brick home, nestled in a peaceful pocket of McDowall. Feel the openness of this home with vaulted ceilings, exposed wooden beams, multiple living areas, an undercover entertainment area and an inground saltwater pool. Exposed brick feature walls enhance the living rooms, adding character and charm. The exposed ceiling trusses add a stylish visual aesthetic to any living space, making it feel warm and cozy. This residence offers a relaxed lifestyle with modern amenities and easy access to local conveniences, including walking distance to McDowall State School. The outdoor area is an entertainers dream featuring a large undercover patio that overlooks the sparkling inground saltwater pool, ideal for summer barbecues and gatherings with friends and family. The low-maintenance garden is perfect for those who love outdoor living without the hassle of extensive upkeep. Located in a sought-after neighbourhood, this home is close to parks, shopping centres and public transport options, ensuring easy commutes and access to all necessary amenities. Whether you're looking for a family home or a tranquil retreat, this property offers the best of both worlds. Don't miss the opportunity to make this charming brick home your own and enjoy the relaxed lifestyle it offers.

Features:

- Multiple living areas, providing individual spaces for the family. The front living room has its own character with the exposed brick feature wall with the with cosy fireplace. The room also includes ceiling fans and connects to the dining room.
- Open plan kitchen and dining room. The kitchen includes great bench space and cupboards. Brand new Beko Multifunction Built-in Double oven, new rangehood, ceramic cooktop and Bosch dishwasher.
- Additional living or media room with vaulted ceilings, exposed beams, large windows and a brick feature wall, with access to the undercover entertainment area. Featuring air conditioning and ceiling fans.
- Large master bedroom with new carpets, a large wardrobe with extra cupboards, ceiling fan, air conditioning and an ensuite.
- Ensuite with a shower, new toilet and vanity.
- Main bathroom is very spacious with a double vanity, shower and bath, along with a separate toilet.
- Wooden floors upstairs in the hallway and staircase.
- Bedrooms 2, 3, and 4 include new ceiling fan lights, new carpets, built in cupboards and air conditioning.
- Third bathroom located downstairs with a shower, toilet and vanity perfect for the kids using the pool or visitors.
- Internal laundry with access to the outside and washing line.
- Private inground saltwater swimming pool with raised spa.
- Low maintenance gardens and a fully fenced backyard.

Additional Features:

- New door handles throughout the home.
- Undercover entertainment area overlooking the pool and backyard.
- Garden shed.
- Understairs storage.
- Solar system with approximately 7.5 KW.
- 2 Car garage, one door is automatic.

***Building and Pest Report Available to Interested Buyers.

Approximate Fees:

- Rent Appraisal \$800 - \$860 per week
- Council Rates \$441.15 Per Quarter
- Water Rates \$292 Per Quarter
- Electricity Fees \$342.09 Per Quarter

School Catchments:

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

This excellent property is also a short distance from Northside Christian College, Prince of Peace Lutheran College and Queen of Apostles Catholic Primary School. Discover the perfect blend of style, comfort and convenience at 18 Ustinov Crescent, McDowall. This home is waiting for you to make it your own. ***All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Inclusions: