

**23 Fitzpatrick Circuit, Augustine Heights, Qld 4300**

**McGrath**

**House For Sale**

Sunday, 26 May 2024

23 Fitzpatrick Circuit, Augustine Heights, Qld 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 550 m2**

**Type: House**



Jennifer Caulfield  
0738183777

## OFFERS OVER \$799,000

Discover the epitome of modern living in this expansive four-bedroom, two-bathroom residence here at 23 Fitzpatrick Circuit, Augustine Heights. The meticulously crafted floor plan spans across 204m<sup>2</sup>, showcasing an intricately planned design that optimizes space and functionality with the open plan living and dining areas seamlessly integrate with a huge modern kitchen, complemented by a separate living area for added versatility. Boasting a master bedroom complete with an ensuite and walk-in wardrobe, three spacious bedrooms alongside a main bathroom featuring a bath, shower, and toilet, luxury meets functionality at every turn. Enjoy unparalleled indoor-outdoor flow, ideal for entertaining or simply unwinding amidst the tranquility of the surroundings. Situated on a fully fenced 550-square-meter block, there's ample space for the whole family, with potential to add a pool for added luxury. Nestled in a coveted location with picturesque bushland scenery just across the road, protected from future development this property offers both privacy and convenience, ensuring a lifestyle of serenity and ease.

**PROPERTY HIGHLIGHTS** Master Bedroom completed with ensuite, walk in robe with own access to outdoor covered Alfresco Three spacious bedrooms all with ceiling fans Air conditioning in living/dining Open plan living and dining area Separate living area Modern kitchen with gas cook top, tiled splash back, dishwasher Covered Alfresco outdoor area with ceiling fan Fully fenced 550sqm block Separate laundry Double internal garage

**LOCATION HIGHLIGHTS:-** Walk to local amenities, buses- St Augustine's College- Augusta State School.- Brookwater Shopping centre and Parklands- Moments to Springfield Orion Shopping centre- Approximately 30 Minutes to Brisbane CBD, ideal access to major highways Properties like 23 Fitzpatrick Circuit don't come up for sale often so don't delay and get in contact with Jennifer Caulfield on 0484 872 604 today! Please note - This property is currently tenanted with amazing tenants for \$595 per week until the 4/11/24