

# 26 Miers Crescent, Murrumba Downs, Qld 4503



## House For Sale

Wednesday, 10 July 2024

26 Miers Crescent, Murrumba Downs, Qld 4503

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 435 m2**

**Type: House**



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## Offers Overs \$749,000

4 Bed, 2 Bath, 2 Car + Solar + Cul De Sac Situated on a well laid out 435m<sup>2</sup> cul-de-sac block in the heart of Murrumba Downs & built in 2010, this owner occupied brick and tiled roof, east facing home, is a tantalizing low maintenance opportunity in the market for a vast array of purchasers ranging from first home buyers, families and investors situated amongst a wonderful estate boasting a 83% home ownership ratio. Backyard entertaining has been improved and extended with the installation of a supple timber merbau deck and a larger patio cover. For those who are also wishing for additional street privacy, the master bedroom is tucked all the way at the rear of the home, providing utmost insulation from any outside noise. Should the storage of an additional vehicle or trailer be important to you, the side of the home has an easy to access 3m wide x 5m deep concrete slab perfect to accommodate a vast array of needs. For the commuters in mind, the location of this home is only 4 minutes to the highway, and a total of 6 minutes to the heart of the North Lakes shopping centre. Features Inside: -2 x Air-con units - 1 Per living room-Ceiling fans throughout-Laundry room-Gas hot water-Security screens Kitchen:-Electric oven & gas cook top-89cm wide fridge capacity-Dishwasher Outside:-NBN-9kW Solar system-Concrete side pad 3m wide x 5m deep-Buffalo grass front & rear-Extended patio cover with a timber merbau deck-Termi-Mesh barrier-Hardwired gas line - no bottles-5kL Water tank with pump-Fully fenced-The block is free from any flooding zones and contains zero easements upon it Rental rate: \$625-\$650 per week