

37-39 Champney Court, Cedar Vale, Qld 4285

Professionals*

House For Sale

Wednesday, 10 July 2024

37-39 Champney Court, Cedar Vale, Qld 4285

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 5481 m2

Type: House

FOR SALE!

Welcome to 37-39 Champney Court, Cedar Vale! Step into the potential of this wonderful family home, making its market debut for the first time since built in 2004. Nestled on a spacious, flood-free 5,481m² block in the heart of Cedar Vale, this solid brick Tamawood Home offers a rare opportunity for discerning buyers to create their ideal acreage lifestyle. This expansive residence boasts four bedrooms and two bathrooms, providing ample space for comfortable family living. Inside, you'll find separate lounge and dining areas, perfect for hosting gatherings or simply relaxing in peace. The addition of a substantial 6m x 12m shed ensures ample storage and workshop space, complemented by convenient side access. The property presents a blank canvas, inviting new owners to customise and create their dream living space. Whether you envision expanding the home, enhancing the outdoor areas, installing a massive inground swimming pool or adding another shed for all your toys and tools, the possibilities are limitless on this expansive block. Located in Cedar Vale, known for its tranquil surroundings and community spirit, this home offers a peaceful retreat from city life without sacrificing convenience. Essential amenities are within easy reach, ensuring both practicality and lifestyle appeal. Ideal for growing families looking to embrace the serenity of acreage living, savvy investors seeking potential for value appreciation, or individuals craving a personalised sanctuary, 37-39 Champney Court presents an unparalleled opportunity. Don't miss your chance to secure this wonderful acreage property. We invite you to our next scheduled Open Home to explore the endless possibilities! Alternatively, please contact Justin Burns on 0478 535 830 or Natara Burns on 0481 125 886 to book your private inspection. Property Features: - 5,481m² (1.35 acres)- King-size master with ensuite and huge WIR- A further 3 generous sized bedrooms, 2 with BIR's- Bedroom 2 with study nook or option to convert into WIR- Spacious lounge + dining room- Functional kitchen with oven, electric cooktop + an abundance of storage space- Main bathroom with separate shower and bath- Separate toilet- Large laundry - Solar - 12m x 6m shed - Trickle feed town water- 2 water tanks- Septic- Single car internal garage Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.