

# 38 Abalone Crescent, Thornlands, QLD, 4164



## House For Sale

Thursday, 22 August 2024

38 Abalone Crescent, Thornlands, QLD, 4164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kylie Scott

## **RENOVATED 3BED, PLUS SLEEPOUT! MUST BE SOLD!**

This beautiful home is sure to impress even the most discerning buyers. Light-filled and neutrally decorated, the home underwent renovations in 2021, so there is absolutely nothing that needs to be done.

Currently rented until early March 2025, this home will be the perfect addition to any investment portfolio.

The single storey home offers a great floor plan with good separation between the living areas and bedrooms. There is air conditioning in the lounge and master bedroom, and all three bedrooms have built-in wardrobes, plus ceiling fans throughout.

The elevated block has been thoughtfully landscaped with tiers to the back fence, creating the perfect backdrop for the enormous outdoor entertaining area, which stretches across the entire home. The garage has been converted into a rumpus/sleepout, with a double carport and side access in its place, plus parking beyond the gate.

Outside, the expansive entertaining area offers an ideal spot to relax and entertain, overlooking a large, fully fenced, and landscaped yard.

Key features include:

- ☑Elevated 700m2 block
- ☑Central modern kitchen
- ☑Separate dining area
- ☑Good-sized lounge
- ☑Rumpus/Sleepout
- ☑Bathroom with bath and separate toilet
- ☑Separate laundry
- ☑Expansive outdoor entertaining area
- ☑Landscaped gardens
- ☑Double carport
- ☑Fully fenced yard

What sets this home apart is its location. It's within walking distance to Bayview State School and Carmel College, and still within the Cleveland District State High School catchment. Public transport is close by, as are multiple parks and playgrounds, childcare centres, Crystal Water Shopping Centre, and the brand-new Paradise Gardens Shopping Village.

The home **MUST** be sold and all offers will be presented.