

**7 Francis Road, Shailer Park, QLD, 4128**

*Elders*

**House For Sale**

Thursday, 1 August 2024

7 Francis Road, Shailer Park, QLD, 4128

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## NEAT AS A PIN AND READY TO MOVE IN!

Located with convenience at your fingertips, 7 Francis Road is a stunning lowset home with high-end finishings and design. Neutral tones and an abundance of natural light through thoughtfully placed skylights add warmth and character to this perfectly positioned home.

Boasting three generous bedrooms plus study or home office, two modern bathrooms and an enormous kitchen with Smeg appliances, ample storage and overlooking the backyard. Entertain all year 'round in complete privacy under the rear patio space, with the option to enclose with pulldown blinds and enjoy the comfort of a ceiling fan and insulation.

Marketing Agent, Nathan Strudwick said "Location, tick. Lowset family home with modern design, tick. Low maintenance yard, tick. Are you buying this Saturday ... tick!"

### INSIDE:

- Three bedrooms
- Two modern bathrooms
- Master with ensuite
- Study/home office
- Open plan kitchen/living/dining
- Generous kitchen with Smeg appliances & breakfast bar
- Plantation shutters & block out blinds/curtains
- Skylights x 3
- Split system air-conditioning x 3
- Ceiling fans
- Security screens throughout
- Double glazed windows throughout

### OUTSIDE:

- 465m<sup>2</sup> block
- Covered entertaining patio with ceiling fan & pulldown blinds
- Fully fenced flat front & back yards
- Single lockup garage with internal access
- Garden shed

### SERVICES:

- Town water & sewerage
- NBN ready
- Solar system (6 panels)
- Rainwater tank for garden
- Security system and CCTV
- Instantaneous gas hot water
- Remote opening front door
- Roof insulation with powered whirly bird
- External pulldown blinds on most windows
- Wheelchair accessible throughout

### LOCATION AND INFRASTRUCTURE:

- Walk to The Hyperdome
- Minutes to Brisbane busway
- Instant access to the m1 Motorway
- 5 minutes to John Paul College

- 20 minutes to Movieworld, Wet'n'Wild & Dreamworld
- 30 minutes to Brisbane airport
- 30 minutes to Brisbane
- 40 minutes to Gold Coast

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.