

**8 Cathedral Street, Bridgeman Downs, Qld 4035**

**McGrath**

**House For Sale**

Monday, 8 July 2024

8 Cathedral Street, Bridgeman Downs, Qld 4035

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 938 m2**

**Type: House**



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## For Sale

Situated at the end of a quiet cul-de-sac in one of the highest points of Bridgeman Downs awaits your next chapter. This stunning residence brings an abundance of space, ultra-modern finishes and all the extras that the modern family could ask for. Enjoy spacious living areas, gourmet kitchen, elegant bedrooms, ducted air conditioning and sparkling pool. The large and practical layout has all you need for comfortable living and entertaining and will suit needs of the growing or blended family.

- Spacious kitchen with Gaggenau electric oven, stone benchtops, ample storage, stainless steel appliances and dishwasher.
- Open plan family area with separate dining and living, plus additional rumpus for the whole family to spread out.
- Five generously sized bedrooms, all with air conditioning and built in wardrobes.
- Master bedroom with large ensuite and private outdoor area.
- Covered outdoor area for enhanced relaxation and entertaining with in-ground pool.
- Double car garage with internal access, as well as a carport for extra parking.
- 12 Solar panels

Rates: \$570 per quarter, block size: 938 sqm • Rental Appraisal: \$950 to \$1,000 per week (approx) • Nbn: Fibre to the Curb (FTTC) School Catchments Prep to Year 6: Aspley East State School Year 7 to Year 12: Aspley State High School

Nestled in a serene neighbourhood, this residence offers an ideal blend of tranquility and convenience. Situated within close proximity to lush parks such as Marchant Park and walking tracks like Cabbage Tree Creek Bikeway, residents can enjoy leisurely strolls and outdoor activities in the picturesque surroundings. Families will appreciate the convenience of nearby schools, including Bald Hills State School and Albany Creek State High School, ensuring quality education within reach. Located approximately 18km from Brisbane city, residents can easily access the vibrant urban hub for work or leisure. Call today to book an appointment to view. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Any rental appraisal advertised or provided was current at the time of the appraisal and may fluctuate depending on market movement. McGrath Estate Agents shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.