

# 149 Brushwood Crescent, Cedar Grove, QLD, 4285

## House For Sale

Monday, 18 November 2024



149 Brushwood Crescent, Cedar Grove, QLD, 4285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## **Spacious home, on 1 acre, + Shed**

Nestled on an expansive 4013 Acre allotment in the idyllic Cedar Grove location, 149-159 Brushwood Crescent stands as a beacon of tranquility and sophistication.

This superb 4-bedroom, 2-bathroom property presents an unmissable opportunity for investors, families, homeowners, and retirees alike, seeking both a peaceful retreat and a savvy investment.

A perfect harmony of privacy and convenience, the home is sited on a quiet road, surrounded by beautifully landscaped gardens featuring a sizeable dam, ensuring a serene environment.

The property boasts a substantial powered 6x6, 2 x bay shed with convenient side access and an additional garden shed, addressing all storage and hobby needs.

Inside, this spacious residence reveals a large media room, an open plan dining/living area, and a modern kitchen equipped with ample cupboards, a dishwasher, and electric cooking.

The private, covered outdoor entertaining area is a true gem for social gatherings or quiet family moments.

Accommodation comprises four generously sized bedrooms, the master featuring a walk-in robe and an en-suite bathroom, while the remaining bedrooms are fitted with built-in robes.

Comfort is ensured year-round with four separate reverse cycle air conditioners and the efficiency of solar power.

The home includes a double garage with internal access and remote door, enhanced by LED lighting throughout, as well as external security lighting for added peace of mind. The property is served by full pressure town water and an on-site waste treatment facility, combining modern convenience with eco-friendly living.

With excellent tenants in place, the investment potential is compelling, projecting an expected rental return of \$900.00-\$925.00 per week.

This residence is ideally located only 10 minutes from Jimboomba Township, with its array of public and private schools, shopping at Coles and Woolworths, as well as diverse dining options, medical centres, and recreational facilities.

Brisbane CBD is a mere 45-minute drive, and the Grand Plaza Shopping Centre is 30 minutes away, ensuring all the benefits of urban life within easy reach.

149-159 Brushwood Crescent is more than a home: it's a lifestyle choice for those seeking space, comfort, and a touch of luxury in their everyday lives.

Contact Meagan today to arrange your viewing time PH:0421 555 920, or Brooke on PH:0401 966 285.