

**16 Federation Drive, Hillcrest, QLD, 4118**



**House For Sale**

Tuesday, 31 December 2024

16 Federation Drive, Hillcrest, QLD, 4118

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tracey Caruana



Paul Kirwan

## The Most Versatile Property, Make It Your Home

Built in 1991 and thoughtfully modernised in 2018 this cherished family home is perfectly positioned on a spacious 605m<sup>2</sup> block and ready for new owners to create lasting memories.

Key features include:

- \* A spacious well appointed kitchen featuring stainless steel Westinghouse appliances, and a LG refrigerator included in the sale.
- \* The home offers four generous bedrooms, three with air conditioning, ensuring comfort throughout the year.
- \* The main bedroom boasts a walk-in robe and light filled ensuite, providing a private and convenient space for parents to unwind and relax.
- \* Casual living and dining areas combine seamlessly to keep everyone connected while relaxing in the air conditioned lounge.
- \* The outdoors caters for large, private entertaining set in a low-maintenance garden setting perfect for summer afternoons and alfresco dining.
- \* The separate guest wing enhances privacy, making it perfect for visiting relatives or an equipped teenagers' retreat. It includes the fifth bedroom, bathroom and kitchenette complete by a licenced builder and plumber however not approved by council as a "Granny Flat". The Hisense refrigerator and stainless steel microwave are included in the sale.
- \* A 5kW solar power system enhances energy efficiency and comfortably powers this home, reduces electricity expenses and gives you the confidence to use the reverse style air-conditioning all year round.
- \* There is a carport for two vehicles under a shade sail and ample parking for two more cars off the street.

Situated within the catchment areas for Boronia Heights State School and Park Ridge State High School, this is the ideal home for your families schooling needs and well positioned so you can walk to shops, public transport, parks and sporting facilities.

Don't miss this chance to secure a unique and versatile property in a family-friendly neighbourhood.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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