

**22 Paddington Lane, Eagleby, QLD, 4207**



**House For Sale**

Saturday, 30 November 2024

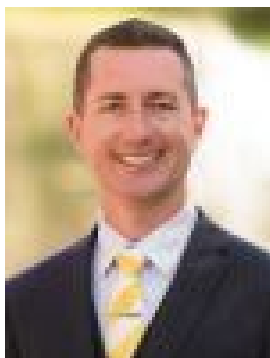
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tony Miller

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## **PERFECT PARKSIDE POSITION!**

Relishing premium end placement as the last property on Paddington Lane with direct park access and no rear neighbours - this solid low set brick home is an incredible lifestyle opportunity perfect for first time buyers OR downsizers dreaming of a peaceful final destination into retirement!

Featuring beautiful floating floors and renovated kitchen with stone bench tops. Freshly painted throughout and ready to move right in for immediate upon successful settlement.

On the perimeter there's Colorbond fencing to provide privacy for when you're enjoying the outdoor entertainment zone and enclosed backyard area.

Just a short stroll from your front door you'll discover the expansive nature corridor of Stoten Park right behind - great for afternoon walks with pets or for kids wanting more space to play!

### **#HIGHLIGHTS:**

- 3 Bedrooms - 2 with Built In Robes
- Main Bathroom with Separate Toilet
- Modern Kitchen with Stone Benchtops & Dishwasher
- Spacious Open Plan Living with Floating Floors & AC
- Patio Outdoor Entertaining
- Security Screens & Doors
- Fully Fenced Pet Friendly Backyard
- Single Lock Up Garage with Stylish Epoxy Finish
- Additional Off-Street Parking in Driveway
- End Home with only One Adjoining Neighbour

### **#LOCATION:**

- Stoten Park right behind
- 1 min - Eagleby Early Learning
- 2 mins - Eagleby State School
- 3 mins - Eagleby Shopping Centre
- 8 mins - Eagleby Wetlands
- 10 mins - Beenleigh City Centre & Train Station
- 15-20 mins - Gold Coast Region

- BUYERS NOTE: Paddington Lane does have annual levy fees of \$666 per year. (payable each quarter in instalments)