

**46 Fernleigh Avenue, Andergrove, QLD, 4740**



**House For Sale**

Friday, 15 November 2024

46 Fernleigh Avenue, Andergrove, QLD, 4740

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Stacey Arlott

## ANDERGROVE GEM PRICED TO SELL!

This beautifully presented low-set brick home in the sought-after, family-friendly suburb of Andergrove is truly a gem.

Here are additional features and details to enhance the appeal of this property:

### 1. Secure and Private Setting:

- Fully fenced 800m<sup>2</sup> block with a solar powered roller gate, providing security and privacy.
- Security screens fitted on all windows and doors for added peace of mind.

### 2. Interior Features:

- Spacious, open-plan air-conditioned living area with timber-look flooring throughout, including all hallways and bedrooms.
- Centrally positioned kitchen with a breakfast bar, double sink, dishwasher, upright stove, and ample bench and cupboard space.
- Adjacent lounge and dining area perfect for family gatherings.

### 3. Bedroom and Storage:

- Master bedroom: air-conditioned with a three-door built-in wardrobe and ceiling fan.
- Additional bedrooms feature built-in wardrobes and ceiling fans, with one bedroom also air-conditioned.
- Two-way bathroom with separate bathtub and shower for convenience.
- Generous storage, including a two-door linen cupboard in the hallway.

### 4. Outdoor Living and Additional Amenities:

- Large covered and cemented patio, ideal for entertaining or relaxing while watching children play in the spacious backyard.
- Four-bay powered shed measuring 12m x 7m with three roller doors middle door is electric and 15Amp power, perfect for hobbies or additional storage.
- Low-maintenance gardens and plenty of yard space for outdoor activities.
- 5000ltr rainwater tank with electric pump.

### 5. Location Benefits:

- Within walking distance of parks, schools, shops, medical facilities, and sporting complexes.
- Convenient and central to all the essential amenities for family living.

This property is an ideal choice for families looking for comfort, convenience, and a home that's move-in ready.

Don't miss out on this fantastic opportunity!

Expected rental return \$620-\$660 per week.

Disclaimer: The agent does not give any warranty as to errors or omissions, if any, in these particulars. The provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.