

**64 Minnelli Place, Mcdowall, QLD, 4053**

STONE

**House For Sale**

Wednesday, 8 January 2025

64 Minnelli Place, Mcdowall, QLD, 4053

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



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## Lowset Family Home

Nestled in the sought-after Glendora Estate, this spacious lowset home offers the perfect blend of comfort & convenience. With an open-plan layout, spacious living rooms, new ducted air conditioning & a low maintenance private yard, it's ideal for family living. Enjoy easy access to local amenities & tranquil surroundings. Perfect for first home buyers, downsizers & investors.

- Elevated 480sqm breeze catching block
- Low maintenance family home
- Solar power system & New Ducted & zoned air-conditioning
- Multiple living areas to suit the whole family
- Security screens throughout
- Fully fenced pet friendly yard with Water tank and Lawn locker
- Assortment of established mature fruit trees
- McDowall State School & Craigslea State High School catchments

This home offers:

- 4 Bedrooms
  - > Bedroom one is the home's spacious master bedroom and features carpeted flooring, ensuite, ducted air-conditioning, walk-thru-robe, roll-down blinds and retractable window awning.
  - > Bedrooms two, three and four all feature carpeted flooring, ducted air-conditioning, built-in-robos and roll-down blinds.
- 2 Bathrooms
  - > Bathroom one is the home's main bathroom featuring tiled flooring, shower, bath, single vanity, and a separate toilet.
  - > Bathroom two is the ensuite to the Master bedroom and features tiled flooring, shower, single vanity and a toilet.
- The well appointed, light-filled kitchen shares a large open plan with the home's Living and Meals areas, It features:
  - > Tiled flooring
  - > Granite benchtops
  - > Breakfast bar seating x 6
  - > Ducted air-conditioning
  - > Electric cooktop
  - > Bosch dishwasher
  - > Double sink
  - > Abundance of bench space and storage
- The home features an abundance of living, dining and entertaining areas to meet all the family's needs including:
  - > The Living Room shares a great open space with the home's kitchen and Meal area. This large, light-filled space features tiled flooring, ducted air-conditioning, blinds and access to the covered outdoor entertaining area.
  - > Lounge room is located at the front of the home and features carpeted flooring, ducted air-conditioning, roll-down blinds and retractable window awning.
- Outdoor Entertaining/Living to enjoy year round.
  - > The covered outdoor patio flows out from the home's Living room and features brick pavers, roll-down alfresco blinds, lighting and outdoor power.
  - > Assorted mature fruit trees in the garden consisting of Fig, Lime, Lemon, Orange and Mandarin.
- Laundry
  - > The Laundry features tiled flooring, washtub, storage cupboards and external access.

- Secure Car Accommodation

> The secure double lock-up garage features single remote garage door, internal access, large storage cupboard and external access to the side yard.

- This extensive family home encapsulates everything that McDowall has to offer with an extensive list of nearby amenities including:

> 276m to Reserve entrance

> 690m to Bus Stop - Beckett Road

> 788m to McDowall Village Shopping Centre

> 850km to Bunyaville Conservation Park and the quality MTB trails

> 1.4km to McDowall State School

> 2km to Northside Christian College and North West Private Hospital

> 2.6km to Downfall Creek Bushland Centre & Raven Street Reserve

> 3.5km to The Prince Charles Hospital

> 4.9km to Westfield Chermside

> 11km to Brisbane CBD

> 13.5km to Brisbane Domestic Airport

Homes with potential like this don't become available often so call John from Stone Real Estate Aspley today and arrange a private inspection or make sure you pencil in this weekend's open homes.

Disclaimer

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