



50B Larbonya Crescent, Capalaba

IMPRESSIVE FAMILY HOME - ELEVATED AND PRIVATE

This impressive family residence combines modern comfort, elevated living and a flexible floorplan designed to suit families of all sizes. Built in 2020 and set on a generous 672m² block, the home offers six bedrooms, three bathrooms and multiple living zones. Positioned high in a quiet and private setting, it enjoys a peaceful outlook across the surrounding area. Seamless indoor-outdoor living extends to the covered patio and newly established fire pit area, creating the perfect setting for entertaining family and friends all year round.

- Open plan kitchen, living and dining area that flows out onto the alfresco area
- " Additional rumpus room downstairs and living area upstairs — either perfect for a kids retreat
- Gourmet kitchen featuring equipped butlers pantry, ample storage, glass window splashback, feature cupboards and large island bench including breakfast bar
- Huge master bedroom with complete his-and-hers walk-in robe plus an open ensuite featuring dual vanities, free standing bath, large shower and separate toilet
- 3 additional spacious bedrooms upstairs, all with built-in robes
- Downstairs is an additional master bedrooms with walk-in robe and access to the bathroom

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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FOR SALE

Offers over \$1,395,000

VIEW

Sat 15th Aug @ 11:00AM - 11:30AM

AGENTS

Jimmy Regan
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AGENCY

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- 2 full bathrooms both upstairs and downstairs
- " Additional 6th bedroom or study
- " Undercover alfresco area with additional deck to the side and greenery wall —perfect for entertainment
- " Low maintenance yard —including newly built fire pit area, great for winter
- " Double lock-up garage
- " Elevated 673mw block with a side access —quiet and private positioning
- Extras include: ducted air-conditioning throughout, 13kw solar system with 38 panels, updated fans and light fixtures throughout
- Built in 2020

Positioned in a convenient pocket of Capalaba, the home enjoys easy access to local schools, shopping precincts, parks, and transport while still maintaining a peaceful, elevated setting.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

Note: This property is being sold 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 only.

MORE DETAILS

Property ID	BUA8F2S
Property Type	House
Land Area	673 m2
Including	Air Conditioning Solar Panels

Jimmy Regan 0412 941 716

Independent Contractor â€“ Jimmy Regan Real Estate Pty Ltd | jregan@ljhpropertycentre.com.au

Shane Kelsey 0407 280 079

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Covered Area: 293m²



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