



14 Tipuana Close, Carindale

## SOLD BY ANA WANG




Tucked in behind Creek Road at the end of a quiet cul-de-sac, this low-keep 3-bedroom lowset is handy to every amenity and a must-view for downsizers, young families and savvy investors.

### Highlights:

- Carpeted living room with A/C off entry, tiled kitchen/dining area opening to outdoor patio
- 3 carpeted beds, master with WIR & ensuite, accessible main bathroom
- Shortcut down the side to Creek Rd and bus stops to ALDI or Westfield Carindale
- Easy walk to gym, cafes and specialty stores at Metropolis, Pacific Golf Club, huge parks
- Short drive from double garage to Mt Gravatt East State School & Cavendish State High

If you're after low-fuss living in a super convenient location, either for yourself or in an investment property, you'll find this home hard to beat.

From the street, it's picture perfect in its tranquil cul-de-sac location, nestled behind established gardens and lush lawns. If yard work isn't your thing, you'll be pleased to learn that this is the extent of what needs managing - the rear courtyard more of a blank canvas you can

3  2  2 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.



retain as is or reimagine if that's your preference.

Inside, an air-conditioned carpeted lounge sits off the tiled entry foyer which opens into a combined kitchen/dining room. Practically equipped with all the mod cons, including a gas cooker and mini dishwasher - the kitchen is a generous space, also well placed to cater to alfresco gatherings happening on the spacious covered patio off the dining area.

Of the 3 carpeted bedrooms, the master has a walk in robe, ensuite with shower and sliders onto the patio. The other 2 bedrooms (or perhaps a guest bed and home office) flank an accessible main bathroom with a spacious open shower area and support railings.

Walk out the front door and you can be meeting a friend for coffee at Metropolis Shopping Centre or a fitness session at the local gym in a heartbeat; likewise, to hop on a bus to get to ALDI or Westfield Carindale. Jump in the car and everything else can be reached in mere minutes: Mt Gravatt East State School and Mt Gravatt Plaza (6), Cavendish State High and the Gateway to the Airport (7).

Opt for the easy life, make this Carindale cutie yours.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## MORE DETAILS

Property ID	B2ZDF4R
Property Type	House
Land Area	300 m2
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

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## 14 Tipuana Close, Carindale



3 Bed



2 Bath



2 Car

Internal 155m<sup>2</sup> | External 25m<sup>2</sup> | Total 180m<sup>2</sup>

**Disclaimer:** This floor plan is for illustrative purposes only and is not a legal document. Whilst every attempt has been made to ensure the accuracy of this floor plan, the layout, measurements and element positions are approximate and no liability will be taken for errors, omissions or misstatements. Interested parties should make their own enquiries as to the accuracy of the information displayed herein. Created by jackbradley.au

 **LJ Hooker** Property Partners