8 Elder Parade, Collingwood Park

# SOLD BY THE FLORENTZOS TEAM

Perched well back from the street behind a deep, densely landscaped verge, this brick/weatherboard open-plan duplex villa is eager to welcome its new occupants - whether that's you as an owner occupier or your lucky future tenants if acquiring this as a savvy investment. Must be sold at auction or before.

Highlights:

- Prime corner block position in a booming residential suburb in the City of Ipswich
- 3 beds, master has WIR & ensuite, others have BIRs & share main bathroom (shower & tub)
- Tiled living/dining & modern kitchen: island brekky bar, electric appliances (inc. dishwasher)
- 12km east of Ipswich city centre & 30km to Brisbane CBD (a 40-minute drive via the M2)
- Walk to a playground, Woolies & local primary school, 5-minute drive Redbank Plains shops

This property is as immaculately presented outside as in, with lush lawns flanking the street-facing boundary fencing and a quality, gated driveway leading up to the secure double garage. It's also vacant too - so it's easy to wander through its light-filled rooms and imagine

3 2 2

**FOR SALE**
Under Contract - $773,000

**AGENTS**

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**AGENCY**

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exactly where you'll place your furniture and personal treasures!

Inside, large format tiles run up the entry hall into a spacious open-plan kitchen/living/dining hub with a slider out to an intimate alfresco patio overlooking a no-mow backyard. The galley-style kitchen sports an on-trend, minimalist look where only the sparkle of a stainless-steel electric cooker/oven, rangehood and dishwasher contrast the otherwise all-white benchtops and cabinetry.

The bedrooms are all cosily carpeted with fans, the master with split system AC like the lounge, as well as a WIR and an ensuite with a shower. The other beds have BIRs and share a bathroom with a shower and tub, the toilet separate. The laundry is discreetly located off the kitchen.

Buyers are snapping up homes in Collingwood Park because of its neighbourly reputation as well as its scenic parkland setting and established amenities. This place puts a lovely playground within arm's reach, plus you can walk to Woolies and WoodLinks Primary, with Collingwood Park Secondary State College and vibrant Redbank Plains shopping centre only a 5-minute drive for wider choices.

With looks this good, this quality home will spark wide interest. Inspect soon!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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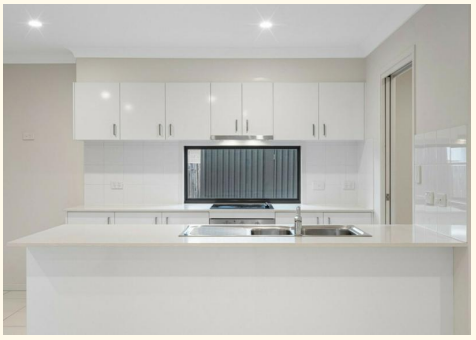

## MORE DETAILS

| | |
|---|---|
| Property ID | B4M1F4R |
| Property Type | DuplexSemi-detached |
| Land Area | 164 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (2) |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Remote Garage |

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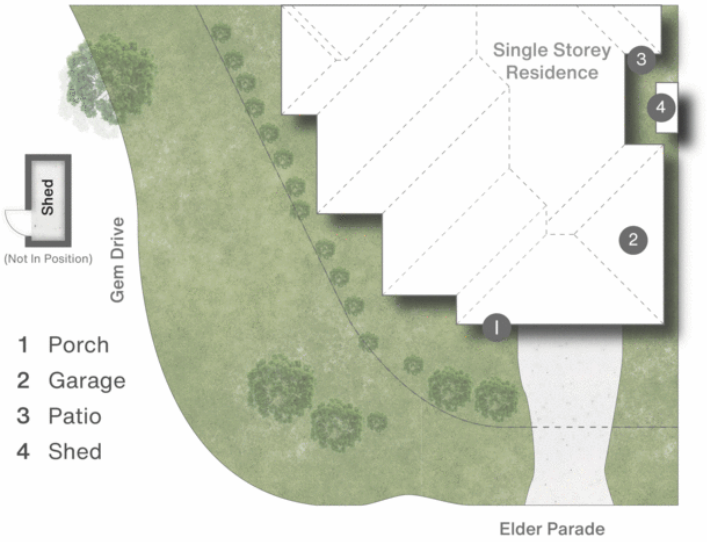


1 Porch
2 Garage
3 Patio
4 Shed

## 8 Elder Parade **COLLINGWOOD PARK**

3 | 2 | 2 | 164m² | 164m²

NORTH

DISCLAIMER
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.

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