3/43 Crossacres Street, Doolandella

MODERN, CONVENIENT & LOW-MAINTENANCE LIVING IN THE HEART OF DOOLANDELLA

Positioned in the heart of Doolandella, this beautifully presented home offers the perfect combination of space, comfort and convenience. The property is ideally suited to first-home buyers, downsizers, young families and savvy investors looking for a low-maintenance property in a highly convenient location.

As you step inside, you are welcomed by a spacious open-plan living area filled with natural sunlight. The home flows seamlessly through to the well-appointed kitchen, dining area and additional sunroom, creating multiple spaces for everyday living and entertaining. The kitchen offers plenty of bench space and storage, complemented by a compact walk-in pantry. Stepping outside, the low-maintenance backyard with artificial turf provides a great space to relax or entertain without the upkeep of a traditional lawn.

Accommodation is well catered for with three generous bedrooms, including a master bedroom featuring its own ensuite and premium finishes. The second bedroom is conveniently positioned near the main bathroom, with the existing layout offering the potential to

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FOR SALE
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VIEW
By Appointment

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convert the bathroom into an additional ensuite. With three separate air-conditioning units throughout the home and ceiling fans throughout, comfort is well considered all year round. The home also features tiled flooring throughout the main living areas, with carpet in the bedrooms for added comfort.

Outside, the property has been designed for easy living, with a fully fenced and low-maintenance backyard featuring artificial turf. A single lock-up garage provides secure parking and additional storage, while the internal laundry adds further practicality. Solar panels are also installed on the property, helping with energy efficiency and everyday household running costs.

Property Features :

- Master bedroom with private ensuite and premium finishes
- Three spacious bedrooms
- Spacious open-plan living and dining area
- A charming balcony offering a lovely spot to enjoy fresh air.
- Well-appointed kitchen with plenty of storage
- Compact walk-in pantry
- Sunlight throughout the home
- Additional sunroom
- Three separate air-conditioning units
- Ceiling fans throughout
- Tiled flooring throughout living areas
- Carpeted bedrooms
- Low-maintenance backyard with artificial turf
- Fully fenced yard
- Single lock-up garage
- Internal laundry
- Solar panels
- Excellent option for first-home buyers, families, downsizers or investors
- Prime Doolandella Location

Convenience is one of the standout features of this home. You are within walking distance of Coles, 7-Eleven, McDonald's and childcare facilities, making everyday essentials incredibly easy to access.

The property is also approximately an 8—10 minute drive to Richlands Station, providing convenient rail access towards Brisbane CBD. From Richlands Station, Brisbane CBD can be reached in approximately 30 minutes by train, making this an excellent option for commuters. With shopping, childcare, dining, public transport and everyday amenities all close by, this is a property that offers not only a comfortable home but also an incredibly convenient lifestyle.

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MORE DETAILS

Property ID	B58MF4R
Property Type	House
Land Area	173 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage

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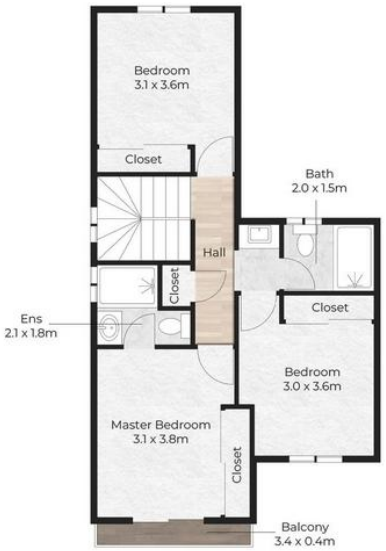
Ground Floor



First Floor

3/43 Crossacres St, Doolandella

Internal Size: **90sqm** | External : **35sqm** | Total Size: **125sqm**

This floor plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate only. No responsibility is taken for any errors, omission or miss-statement. Potential purchasers should make their own enquiries as to the accuracy of this floor plan.

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