



21 Brooklands Circuit, Forest Lake

3 2 1

Peaceful Bushland Position Just Minutes to Everything

FOR SALE
SOLD

AGENCY

LJ Hooker Property Partners - Forest Lake
(07) 3372 0400

Fresh paint and new carpet give this easy-care lowset home an instant lift, presenting an ideal move-in or rent-ready opportunity in a peaceful, leafy pocket of Forest Lake. Set on a generous 465 m² block with a tranquil bush backdrop, the home offers relaxed indoor—outdoor living and broad appeal to families, first home buyers, downsizers and investors.

Top 5 Features at a Glance:

1. Spacious 465 m² block, close to shopping centers.
2. Walk to city buses - leave the car at home.
3. Easy access to major highways and local schools.
4. Leafy bushland surrounds - private, peaceful backdrop.
5. Excellent rental potential - fresh paint & new carpet, ready to go.

Inside this charming lowset home you'll find fantastic separation of the central living spaces and sleeping accommodation. The bedrooms, bathrooms, garage and laundry all sit at the front of the home, while the open-plan dining, lounge and kitchen all sit at the back of the house and extend out to the full-width patio overlooking the parkland surrounds. With split-system air-conditioning for year-round comfort, and full-height doors sliding to the patio, everyday relaxation has

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LJ Hooker

never been easier.

The kitchen is classic and functional - perfect for life on the go - with a breakfast bar, ample storage and great connection to the living and alfresco areas. Outside, the fully fenced lawn gives kids and pets room to play against a leafy, private backdrop.

Accommodation comprises three bedrooms and two bathrooms. The master is saturated with plenty of natural sunlight with a gorgeous bay window overlooking the front yard, a big walk-in robe and spacious ensuite. The family bathroom offers a separate bath and shower, with a handy separate toilet. The other two bedrooms feature a built-in robe in one and walk-in robe in the other for excellent storage solutions.

Practical extras include:

- ? Security screens
- ? Fresh paint and new carpets throughout
- ? A dedicated laundry with external access
- ? Single lock-up garage

Convenience is covered: you're just a short walk to city buses, moments to local shops, and well-placed for major highways and nearby schools - all in a serene setting edged by bushland. Joseph's park and playground is just behind the property, while several schools and shops are just a few minutes away, including 3mins drive to St Johns College and Forest Lake State High, and 5min drive to Forest Lake Shopping Centre with Coles, Woolies, ALDI, Kmart and a range of takeaway and convenience stores.

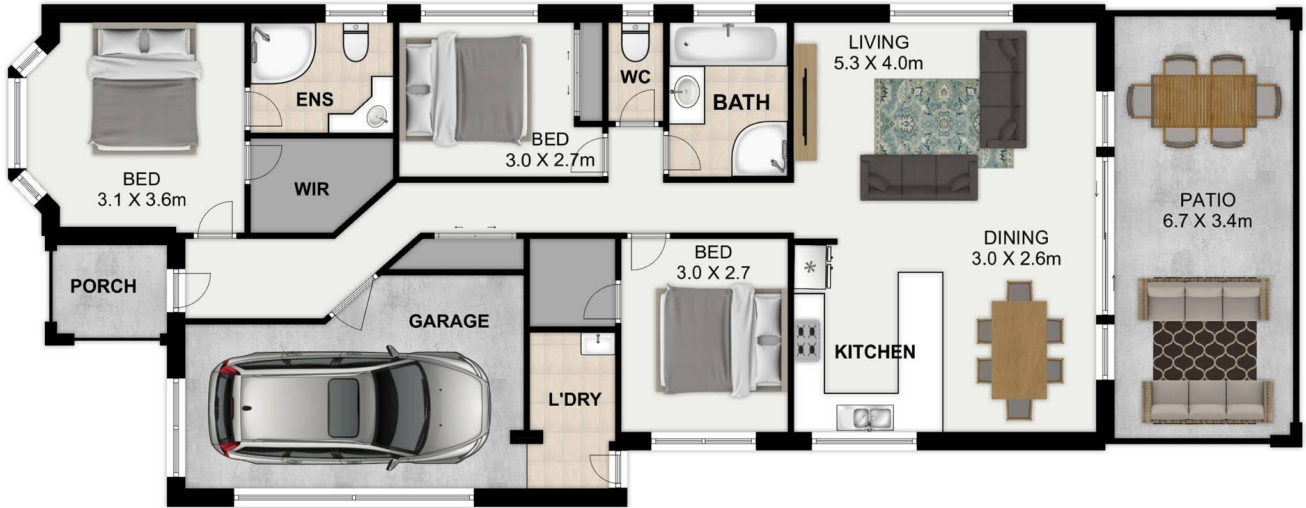
Everything is set for a smooth settlement and immediate occupation or lease. Investors will appreciate the strong rental credentials this property has to offer. Ready to make it yours? Contact Alyson Eady or Chris Yearbury today.

MORE DETAILS

Property ID	E8J23
Property Type	House
Land Area	465 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Built-in-Robes
	Fully Fenced
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport

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11834 |





This floorplan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

23 Brooklands Circuit, **FOREST LAKE**



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