



7 Queens Court, Forest Lake

## SOLD BY ALEX FAN

Backing onto a park and strolling distance to a kindy, Grand Avenue State School, Foodworks and city-express buses, this 4-bedroom home in booming Forest Lake is an ideal market entry point for buyers with young families looking to settle into a well-serviced neighbourhood.

### Highlights:

- Big bay windows & timber flooring in the front lounge & master bed (WIR & ensuite)
- 3 carpeted bedrooms with BIRs sharing a full bathroom with shower & tub, separate toilet
- Tiled family living/dining room beside a modern kitchen with pantry, rangehood, electric stove
- Covered outdoor patio, double carport in front of a secure double garage with laundry
- Big backyard with single carport & shed, side access for adding a pool, Granny Flat (STCC)

Lovely bay windows grace the brick facade of this spacious family home and its sprawling interior is cool or cosy as you please, thanks to 4-zone ducted reverse cycle AC offset by 6.6kW's of solar.

Out front, a timber-floored lounge creates a light-filled retreat space for adults, while the kids can gather in the tiled combined family

4 🚗 2 🚗 2 🚗

### FOR SALE

Please Call

### AGENTS

Alex Fan  
0451 106 888  
alexfan@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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.



living/dining room behind - the latter extending onto a covered alfresco patio and the big backyard, facilitating easy indoor/outdoor flow.

Sitting between the 2 living hubs, the contemporary kitchen was totally refurbished only 10 years ago and is well-appointed with stainless electric mod cons, the vibrant red of its one-wipe glass splashbacks popping against crisp white cabinetry.

Like the front lounge, the very generous master bedroom has timber floors and street-facing bay windows that capture abundant natural light; it's also equipped with a WIR and a full-height tiled ensuite with a shower. The other 3 bedrooms are carpeted, all with BIRs, sharing a white and bright family bathroom with heat lamps and both a shower and tub.

The amount of garaging on offer is epic. As well as a secure double garage with laundry facilities, there's a double carport leading into it, more off-street parking on the open section of the driveway, and finally - a single carport out back adjacent to a shed/workshop with a roller door, where you could store a vehicle you're tinkering with, or a tinny or trailer.

Fully fenced, the backyard is a substantial, level space with a parkland backdrop. The future potential here is vast, with room to put in a pool or even a self-contained Granny Flat/teen retreat/art studio (STCC) - and vital tradie access down the side.

To the location at last and, along with the proximity on foot to early learning to Year 6, city-bound buses and parks, it's no more than 5 minutes by car to jump onto the Centenary & Logan Motorways, go for treats or eats at Forest Lake Shopping Centre, or drop the kids at St John's Anglican College or Forest Lake State High.

Grab a slice of the south you can add-value to over time or just move in & enjoy the leafy surrounds.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 74 512 885 661 / 21 107 068 020

## MORE DETAILS

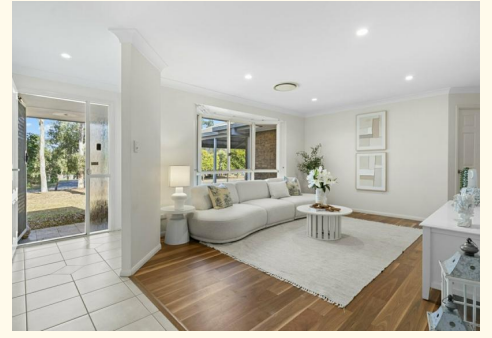
Property ID B3KWF4R  
Property Type House  
Land Area 660 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Alarm  
Courtyard  
Outdoor Entertaining  
Workshop  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Solar Panels

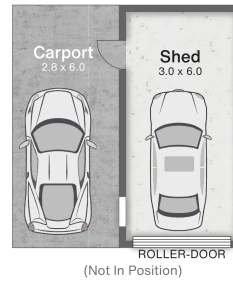
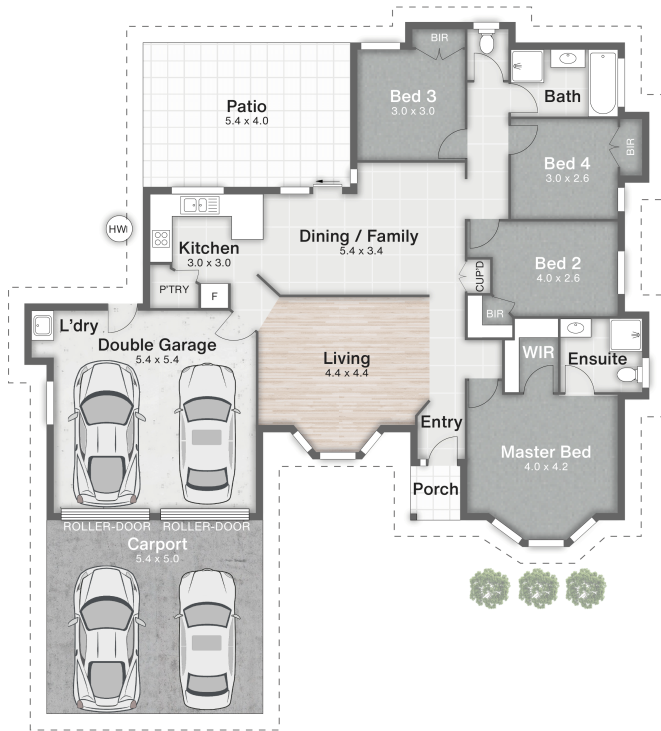
**Alex Fan 0451 106 888**

Agent/Independent Contractor | [alexfan@ljhpp.com.au](mailto:alexfan@ljhpp.com.au)

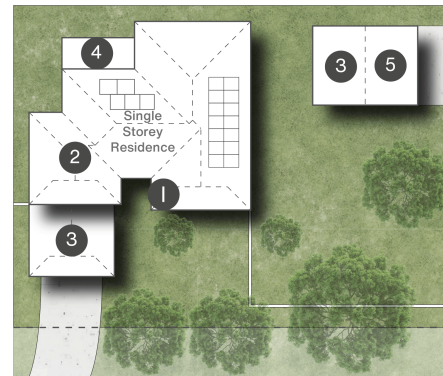
**LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)





- 1 Porch
- 2 Garage
- 3 Carport
- 4 Patio
- 5 Shed



Queens Court



7 Queens Court **FOREST LAKE**

4 | 2 | 6 | 207m<sup>2</sup> | 660m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.

**LJ Hooker**