



23 Rise Place, Heathwood

## ELEGANT CORNER-BLOCK HOME DESIGNED FOR FAMILY LIVING

EOI CLOSED BY 20TH APRIL @4PM UNLESS SOLD PRIOR BEST OFFER WITH BEST TERMS  
(Seller have rights to take offer before end date.)

Step into a home that perfectly blends modern style with family-friendly functionality. Positioned on a desirable corner block, this beautifully designed residence offers generous space, multiple living zones, and seamless indoor-outdoor living.

Featuring four well-appointed bedrooms, the master suite is a true retreat with a walk-in robe, a luxurious ensuite with floor-to-ceiling tiles, and direct access to the backyard. The remaining bedrooms all include built-in robes and are serviced by a stylish main bathroom complete with a bathtub and full-height tiling.

At the heart of the home is a contemporary open-plan living and dining area, complemented by a sleek kitchen with a butler's pantry-ideal for both everyday living and entertaining. A separate media room, kids' retreat, and a dedicated study nook provide flexibility for

4  2  2 

**FOR SALE**  
EXPRESSION OF INTEREST

**VIEW**  
By Appointment

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

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**

growing families.

Designed for comfort year-round, the home includes split system air conditioning, with units in the master bedroom and main living area, as well as ceiling fans throughout all bedrooms. Large stacker doors extend the living space out to a tiled alfresco area, creating the perfect setting for outdoor gatherings.

Additional features include a well-equipped laundry with backyard access and storage, a large linen cupboard, a convenient powder room, and a double garage. The home is further enhanced by solar power for energy efficiency.

With quality finishes throughout, including tiled living areas and carpeted bedrooms, this home delivers the perfect balance of comfort, style, and practicality-ready for you to move in and enjoy.

Ideally located, the home is just moments from Forest Lake Shopping Centre, with easy access to local shops, parks, and everyday amenities. Public transport options, including nearby bus services, make commuting simple and convenient, adding to the home's overall lifestyle appeal.

Property Features: 4-bedroom, 2-bathroom, open-plan living and dining, media room, kids' retreat, study nook, kitchen with butler's pantry, split system air conditioning, ceiling fans, solar, tiled alfresco with stacker doors, double garage, and great storage throughout.

- 4 bedrooms, 2 bathrooms + powder room
- Master bedroom with walk-in robe, ensuite, and backyard access
- Built-in robes in all other bedrooms
- Open-plan living and dining area
- Media room and kids' retreat
- Study nook area
- Modern kitchen with butler's pantry
- Split system air conditioning (master bedroom & living area)
- Ceiling fans in all bedrooms
- Solar power system
- Security alarm system
- Tiled alfresco with stacker doors
- Double garage
- Laundry with backyard access and storage
- Large linen cupboard and additional storage throughout
- Carpet in bedrooms, tiles in living/kitchen areas

Buying | Selling | Renting Contact your Pallara & Heathwood #1 Resident Agent & Suburb Specialist, Mayank Patel today for all your property needs on 0430402866

Disclaimer: This property is being sold without a price; the website may have filtered the property into a price bracket for website functionality purposes. Contact Mayank Patel on 0430402866 today for your exclusive tour.

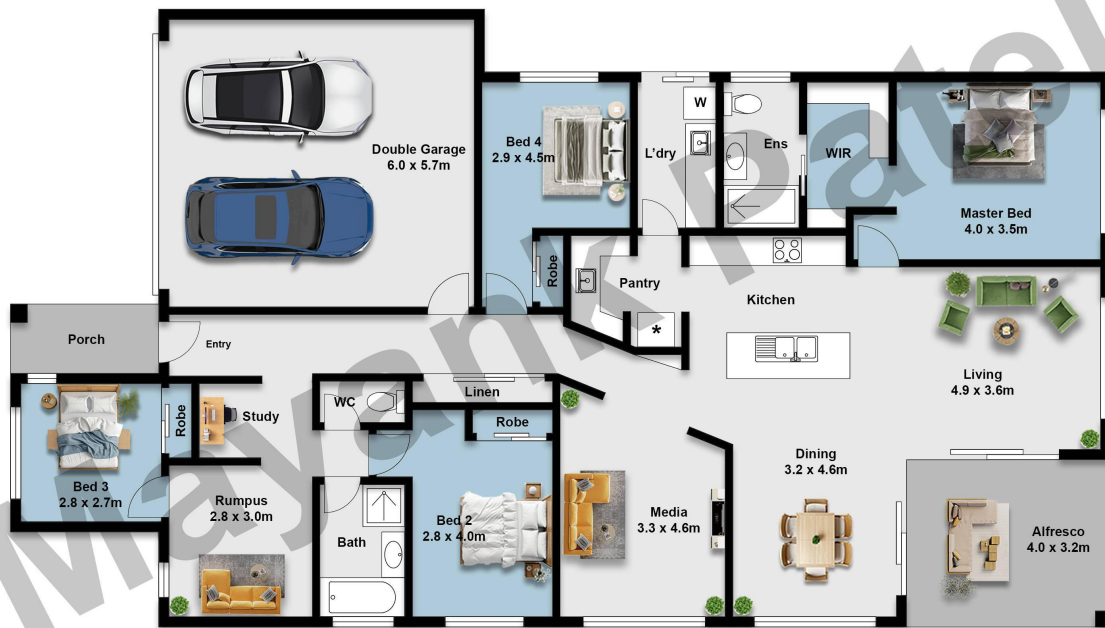
Disclaimer: The information presented in this advertisement has been diligently prepared to ensure its accuracy and truthfulness. However, we bear no responsibility and hereby disclaim all liability for errors, inaccuracies, misstatements that may be found within. We strongly advise potential purchasers to conduct their own thorough assessments and financial investigations to independently verify the information provided herein. We have also used virtual grass on the photos.

## MORE DETAILS

Property ID KNJ23  
Property Type House  
Land Area 500 m2  
Including Ensuite  
Study  
Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Car Parking - Surface  
Close to Schools  
Close to Shops  
Close to Transport  
Openable Windows

**LJ Hooker Property Partners - Forest Lake (07) 3372 0400**  
Shop H, 255 Forest Lake Boulevard, FOREST LAKE QLD 4078  
11834 |

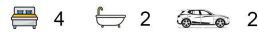




This floor plan is not to scale. Areas and dimensions are approximate and therefore floor plan should only be used for illustrative purposes. Plants and furnitures are decorative only.

Approximate Total Building Size: 225 sqm

23 Rise Place, Heathwood



Mayank Patel 0430 402 866