



3/59 Lichfield Place, Parkinson

Rare standalone lowset villa: 3 beds, ample parking + a big open courtyard

Fully detached, single-level villas in complexes equipped with a pool are highly prized by investors, downsizers and young families alike, so you'll want to act fast to secure the keys to this one!

Highlights:

- Tiled open-plan living/dining, adjacent kitchen (brekky bar, electric cooktop, dishwasher)
- 3 carpeted beds with BIRs, ensuite (shower) off master, beds 2 & 3 share a full bathroom
- Split system AC units in the meals/lounge area & master + ceiling fans in all the beds
- Secure single garage with laundry facilities, driveway parking + visitor parks out front
- 51m2 (approx.) private courtyard with loads of potential + use of the complex pool

While the villa itself has no stairs to navigate, it sits atop a slightly elevated allotment, capturing cooling breezes that drift across the front garden's clipped hedges. There's parking available along a paved driveway that gently rises to meet a lockable single garage with

3 2 1

FOR SALE
Submit Offers

VIEW
Sat 31st Oct @ 2:00PM - 2:30PM

AGENTS
Kay Chung
0473 004 595
kaychung@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.

LJ Hooker

laundry facilities, and visitor parks right outside too!

Inside, the villa is geared to Queensland's weather conditions with fans in all 3 bedrooms, along with split system AC units in both the master and the combined living/dining hub. Big, picture-style windows are in abundance too, drawing in warming winter sunshine, and screened (like the sliding and hinged main doors), allowing for easy, bug-free cross ventilation.

The layout's a practical one for buyers at every stage in life. On entry, the tiled lounge connects seamlessly with a dining area that extends into a generous open courtyard where your kids, or grandkids, can play while you keep a watchful eye from the kitchen. Adjacent to the meals area, the kitchen has a playful feel about it thanks to the choice of blue for the under-bench cabinetry, and modern appliances include a dishwasher, electric cooktop/oven and stainless-steel rangehood.

In a wing of their own, the 3 bedrooms are all carpeted. The larger master overlooks the front garden, with beds 2 and 3 at the rear. All have built-in robes, the master with double the capacity and access to an ensuite with a shower. The second bathroom has a versatile 'shower over tub' setup.

While the fenced courtyard could be elevated with a little TLC by an eager green thumb, there's little else required in the way of enhancements. The estate's pool will be appreciated through the warmer months, and this location is hard to beat on convenience. On foot, it's a 5-minute stroll to city-bound buses and 10 to Parkinson Aquatic Centre & Health Club, ALDI and local eateries; while a 5-minute drive will land you at Parkinson Drakes, Calamvale Community College, Calamvale Marketplace, or have you jumping on the motorway into town.

Market appeal will be wide-ranging for this one, so get your skates on and view ASAP.

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 rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

MORE DETAILS

Property ID	B5EPF4R
Property Type	Villa
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage

Kay Chung 0473 004 595

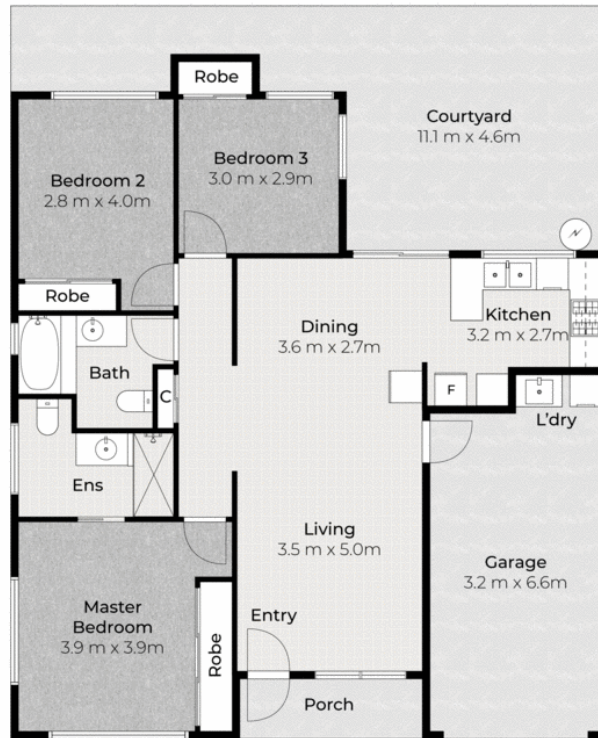
Agent | kaychung@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





3 2 1 150sqm



Scale in meters. Indicative only. Dimensions are approximate.
All information contained herein is gathered from sources we believe to be reliable.
However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.