



12 Augustins Crescent, Petrie

## CALL FOR PRIVATE VIEWING BOOKING

Welcome to 12 Augustins Crescent, Petrie —an exceptional opportunity to secure a quality family home in one of Petrie's most tightly held and highly sought-after pockets. With demand for well-positioned homes continuing to rise, this is the kind of property buyers have been waiting for.

Perfectly positioned in a quiet, family-friendly street, this well-maintained residence delivers the ideal combination of comfort, convenience, and future potential. Whether you're a first-home buyer looking to break into the market, a growing family seeking lifestyle and location, or an investor chasing strong rental appeal, this property ticks all the boxes.

Step inside and feel instantly at home. The practical floorplan offers three generous bedrooms, with two featuring air conditioning for year-round comfort. The spacious air-conditioned living area provides the perfect place to relax, entertain, and enjoy quality time with family and friends.

Adding even more value, the home is equipped with solar power, helping to keep energy costs down and making everyday living more

3 1 4

**FOR SALE**  
MOTIVATED SELLERS, MUST SELL NOW

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Albany Creek | Warner  
(07) 3264 9000

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.



affordable.

Outside, you'll find a generous block with plenty of room for children and pets to play, outdoor entertaining, or future improvements. The backyard presents endless possibilities to create your dream outdoor retreat.

**Location Highlights:**

Approx. 3 minutes to Kurwongbah State School

Approx. 6 minutes to Petrie State School and other quality education options

Just 5 minutes to Petrie Village Shopping Centre

Only 7 minutes to the University of the Sunshine Coast Moreton Bay Campus

Close to parks, walking tracks, and recreational facilities

Short drive to Petrie Train Station

Easy access to Brisbane CBD and the Sunshine Coast via major arterial roads

Properties offering this level of value, location, and potential are becoming increasingly difficult to find. With motivated buyers actively searching in Petrie, this home is expected to attract strong interest.

Don't miss your chance to secure this fantastic property. Opportunities like this don't stay on the market for long —inspect today and make your move before someone else does.

Secure your place in this thriving and sought-after Petrie community.

Contact us today to arrange your inspection.

**Disclaimer:**

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

We have taken all reasonable steps to ensure the information contained in this advertisement is accurate at the time of publication. However, we accept no responsibility & disclaim all liability for any errors, omissions, inaccuracies or misstatements. You are encouraged to attend an inspection to satisfy themselves as to the suitability of the property and to verify the information provided in this advertisement.

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."



## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 1UCCF1H          |
| Property Type | House            |
| Land Area     | 638 m2           |
| Including     | Air Conditioning |
|               | Toilets (1)      |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Fully Fenced     |
|               | Water Tank       |

**Rebecca Blewitt 0468 344 533**

Sale Consultant | [rebecca.blewitt@ljhooker.com.au](mailto:rebecca.blewitt@ljhooker.com.au)

**LJ Hooker Albany Creek | Warner (07) 3264 9000**

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## 12 Augustins Crescent, Petrie

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

3 bedrooms, 1 bathroom, 4 cars, 150m<sup>2</sup>

*Bee Blewitt*  
LJ Hooker  
Property Connections