



12 Augustins Crescent, Petrie

PERFECT FAMILY HOME IN A HIGHLY SOUGHT-AFTER POCKET OF PETRIE




Welcome to 12 Augustins Crescent, Petrie, a fantastic opportunity to secure a quality home in one of the most sought-after areas of Petrie.

Nestled in a quiet, family-friendly street, this well-maintained residence offers the perfect blend of comfort, practicality, and convenience. Ideal for first-home buyers, families, or investors, this property presents exceptional value in a highly desirable location.

Step inside to discover a functional and inviting layout designed for easy everyday living. The home features three well-sized bedrooms, two of which are fitted with air conditioning for year-round comfort. The central lounge area is also air-conditioned, creating a cool and relaxing space to unwind with family and friends.

The property is equipped with solar power, helping to reduce energy costs and improve efficiency, an increasingly valuable feature for modern homeowners.

Outside, the home sits on a generous block with ample space for

3  1  4 

FOR SALE
INVITING OFFERS

VIEW
Sat 6th Jun @ 9:00AM - 9:30AM

AGENTS
Rebecca Blewitt
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AGENCY
LJ Hooker Albany Creek | Warner
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Interested parties must rely solely on their own enquiries.

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outdoor entertaining, to play, or future enhancements. The backyard offers plenty of potential to create your own private oasis.

Location Highlights:

- Approximately 3 minutes to Kurwongbah State School
- Around 6 minutes to Petrie State School and other nearby education options
- Just 5 minutes to Petrie Village Shopping Centre for groceries, cafes, and everyday essentials
- Only 7 minutes to the University of the Sunshine Coast Moreton Bay campus
- Close to parks, walking tracks, and family-friendly recreational areas
- Short drive to Petrie Train Station for easy commuting
- Convenient access to major arterial roads connecting to Brisbane CBD and the Sunshine Coast

Positioned in a peaceful pocket yet close to everything you need, this home offers both lifestyle and location. With strong rental appeal and excellent owner-occupier potential, this is an opportunity not to be missed.

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	610 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

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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
  1
  4
  150m²

Bee Blewitt
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