



## Regents Park, 33 Parkroyal Crescent

800m2 BLOCK! PRIME LOCATION! VACANT POSESSION!

Nestled in a quiet, family friendly street, 33 Parkroyal Crescent, Regents Park offers a great opportunity for homeowners and investors alike. This low set home sits on a generous 800sqm block combining practical indoor spaces with excellent outdoor features. Whether you're looking to move straight in, renovate or add to your portfolio, this property ticks all the right boxes.

With three good sized bedrooms, air conditioning, ceiling fans and a functional floorplan, this home ensures comfort all year round. The expansive backyard and covered outdoor entertaining area provide the perfect space for kids, pets or weekend BBQs, with ample parking and a shed adding even more appeal.

Key Features:

\* Open plan living and dining area



**Disclaimer:** 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.



**For Sale**  
Sold Off Market

**View**  
[ljhooker.com.au/CXMHF3](http://ljhooker.com.au/CXMHF3)

**Contact**  
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**LJ Hooker North Lakes | Mango Hill**  
**(07) 3491 7733**

- \* Air conditioning / ceiling fans
- \* Functional kitchen with good storage and bench space
- \* Three spacious bedrooms
- \* Built-in robes
- \* Main bathroom with separate toilet
- \* Separate laundry
- \* Private covered outdoor entertainment area
- \* Double carport
- \* 6m x 3m shed
- \* Fully fenced
- \* 800m2 block
- \* Clothesline



Ideally situated in the heart of Regents Park you'll enjoy being just moments from local schools, parks, shops and public transport. Grand Plaza, major road connections and a range of dining and lifestyle amenities are all just a short drive away.

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."

"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) 32044666."

## More About this Property

<b>Property ID</b>	CXMHF3
<b>Property Type</b>	House
<b>Land Area</b>	800 m2
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining

**Chris Pascoe 0447 340 201**

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