



Boundary lines are approximate and for illustration purposes only.



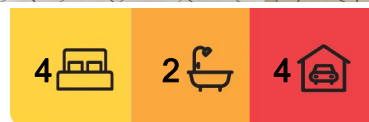
## Taigum, 10 Regent Close

### Ultra-Spacious Lowset Immediately Adjoining Park

Positioned on a quiet cul de sac and immediately backing onto a lovely park, this beautifully appointed lowset brick home offers a wonderful family friendly floorplan and will tick all the boxes for occupiers and investors alike.

The home is set on a 516sqm block and includes an open plan living/dining area, separate family room, 4 sizeable bedrooms, a spacious studio (garage conversion), a well-appointed kitchen, 2 tidy bathrooms and a covered alfresco entertaining area. There is secure vehicle accommodation for up to 3 vehicles, plus a concrete pad that can provide additional onsite parking. The lush lawn and garden is fully fenced and has a gate that leads to the park behind.

The home is within a short drive of Taigum Shopping Centre (Woolworths and specialty stores) and walking distance to reliable bus transport. It is within 15km of the CBD, 10 minutes from Westfield Chermside Shopping Centre (Queensland's largest Shopping



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Centre) and provides easy access to the Brisbane Airport. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Special Features Include:

- \* Low maintenance, lowset brick construction with a tile roof. The home presents well and has a deceptively large floorplan suited to buyers seeking lots of space.
  - \* An amazing position on a quiet cul de sac and directly backing onto a park
  - \* The home faces east but the living spaces are well designed to capture the northern aspect
  - \* 4 spacious built-in bedrooms; master bedroom with ensuite.
  - \* The spacious open living/dining area adjoins the kitchen and opens out to the covered alfresco area and backyard
  - \* A well-appointed kitchen with breakfast bar, an abundance of bench space and storage (plenty of drawers), soft close cabinetry and an electric cook top, wall oven and dishwasher
  - \* Separate family area
  - \* Neat and tidy main bathroom with bath, shower and separate toilet
  - \* The studio (a garage conversion) provides a fantastic additional living area or large bedroom option. This light and bright space includes a built-in bench top.
  - \* Internal laundry with storage. The laundry opens out to an enclosed sunroom ideal for a drying space
  - \* A secure carport with a remote door can accommodate up to 3 vehicles. There are also 2 driveways that provide additional parking.
  - \* A wonderful family friendly backyard with low maintenance gardens and a lush Sir Walter lawn. The yard is fully fenced and has a secure gate which provides access to the park behind.
- \*Outstanding rent potential for investors
- \*Additional extras include security screens, blinds, air-conditioning, fans and a solar system

For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

QUICK FACTS:

Year Built: Circa 2002

Land Size: 516sqm

Rental Return: \$700-750 per week

School Catchments: Taigum State School, Sandgate District State High School

Is the home Rented or Owner Occupied: Currently owner occupied

Aspect: East Facing (most of the living space captures the northern aspect)



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## More About this Property

<b>Property ID</b>	3935F1R
<b>Property Type</b>	House
<b>Land Area</b>	516 m <sup>2</sup>

### Daniel Waters 0412 847 849

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Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**