



## Thornlands, 31 Highgrove Street

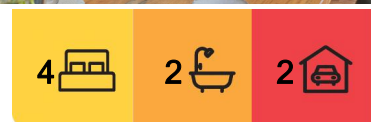
### STYLISHLY DESIGNED ENTERTAINERS HOME WITH PRIVATE TREELINED BACKDROP

THIS MODERN 7 YEAR OLD FAMILY HOME IS SET ON A GENEROUS 699m<sup>2</sup> BLOCK OFFERING SPACE, COMFORT, AND CONVENIENCE. THOUGHTFULLY DESIGNED WITH OPEN PLAN LIVING, THIS HOME OFFERS THE PERFECT BALANCE OF INDOOR AND OUTDOOR LIFESTYLE FOR GROWING FAMILIES.

- \* Impressive hostess style kitchen stone benchtops, gourmet gas cooktop and huge walk-in pantry
- \* Open plan kitchen, dining & living area flowing seamlessly to the alfresco entertaining
- \* Multiple living areas across both levels including formal lounge, casual living/dining and teenage retreat
- \* 4 Generous bedrooms including large master suite with ensuite & walk-in robe
- \* Large modern family bathroom featuring floor to ceiling tiles
- \* Downstairs family room can be easily converted to a 5th bedroom



**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**  
Offers over \$1.4M

**View**  
By Appointment

**Contact**  
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0418 540 179  
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**LJ Hooker Property Centre**  
**(07) 3286 2500**



- \* Additional powder room downstairs
- \* Huge alfresco area with extended tiled area looking out to rear yard - room for the kids and pets to play
- \* Sparkling inground pool perfect for the whole family
- \* Fully functional sprinkler system installed through lawns and garden area
- \* Ducted air-conditioning (zoned) for all-season comfort
- \* Solar power 6.6KW system to help reduce the cost of living
- \* Double remote garage with extended driveway to fit another 4 vehicles off street
- \* Fully fenced block for peace of mind
- \* Established fruit trees and vegetable garden

THIS IMMACULATELY PRESENTED HOME OFFERS A RARE COMBINATION OF INDOOR SPACE AND OUTDOOR LIFESTYLE, ALL DELIVERED IN A LOW MAINTENANCE DESIGN. LOCATED IN A SOUGHT AFTER FAMILY FRIENDLY NEIGHBOURHOOD CLOSE TO VICTORIA POINT LAKESIDE SHOPPING CENTRE AND THE NEW PARADISE GARDENS SHOPPING CENTRE YOU ARE ONLY MINUTES FROM CAFES, TRANSPORT, STATE AND PRIVATE SCHOOLS.

Additional Property Information:

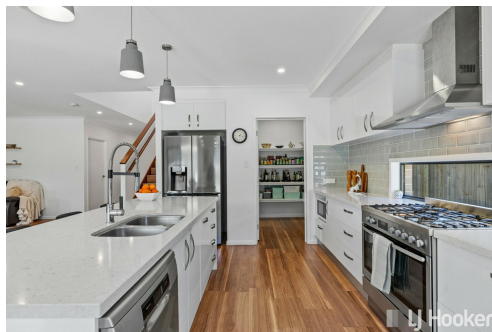
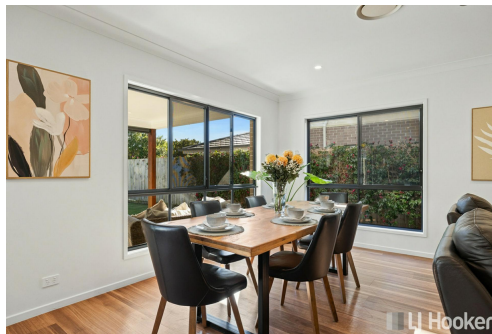
- Owner Occupied
- Built 2018
- Rates approx. \$1100 per quarter including water
- Rental \$1,050 - \$1,100 per week

## More About this Property

Property ID	BTCSF2S
Property Type	House
House Size	315 m2
Land Area	699 m2
Including	Study Air Conditioning Dishwasher Built-in-Robes Fully Fenced Remote Garage Solar Panels

**Nyree Ewings 0404 138 785**  
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## 31 Highgrove Street, Thornlands

House Area: 315m<sup>2</sup>

*Nyree Fawcett*

**LJ Hooker Property Centre**



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.