



Upper Caboolture, 20 Leopardtree Drive

Near new Lifestyle Perfection with Pool!

Perfectly positioned in a peaceful and highly desirable neighbourhood, this stunning GJ Gardener home offers a larger 610m2 block and the perfect blend of modern luxury and relaxed family living. At only 7 years old, the property also presents as a beautifully fresh and easy care home or investment that offers ALL the features and extras that you seek, without the burden or stress of building. All the hard work has already been completed here and you and your family can simply settle in and start enjoying with no stress or delays...

Boasting a masterful mix of generously proportioned living and dining options for a family, 4 generous bedrooms, a well-appointed kitchen with stone benchtops and an alfresco entertaining area that overlooks a brilliant level backyard and a beautiful inground pool with solar heating, this really is absolute lifestyle perfection!

The home's excellent design is complemented by its coveted location, which is surrounded by wonderful neighbours, a selection of parkland and playgrounds, shopping and schools.



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.



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For Sale
Offers over \$849,000

View
ljhooker.com.au/39UWF1R

Contact
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0402 109 955
awaters@ljhooker.com.au

LJ Hooker Aspley | Chermside
(07) 3263 6022

There is reliable bus and rail transport within a convenient distance of the home, and the superb Bunya Adventure Playground is just around the corner.

Buyers seeking a low maintenance brick home in a highly desirable, quiet yet affordable location are encouraged to inspect without delay....

Special Features include -

- * Single level, low maintenance brick construction. The home presents beautifully inside and out and is ready to move into or rent out immediately
- * Solar heated, salt water sparkling inground pool
- * Smart home technology throughout
- * 4 roomy built-in bedrooms
- * Master bedroom with ensuite and oversized walk-in robe
- * Well-appointed kitchen with an abundance of bench space and storage and 900mm 5 burner gas cook top and oven. The kitchen interacts perfectly with the informal living spaces, alfresco entertaining area, pool and backyard
- * There is an additional family room at the front of the home which provides brilliant extra living space and separation in a busy family home
- * The informal living/dining areas flows out seamlessly through stacker doors to the undercover alfresco entertaining area, which is perfect for outdoor dining and acts as another stunning living space
- * The beautiful inground pool features solar heating up to 40 degrees and is positioned close to the house to ensure easy visibility and effortless entertaining
- * A well appointed family bathroom with bath, shower and separate toilet
- * Double lock-up garage with remote doors and secure entry
- * Generous separate laundry
- * A fully fenced and level 610sqm block, providing plenty of space for kids or a puppy to play safely. A beautiful Mango tree has also been planted that provides plentiful yearly crops!
- * A wonderfully quiet position in the desirable and popular Riverparks Estate
- * Other features include 6.6 kilowatt solar (24 panels), air conditioning and ceiling fans, garden shed, fencing, fibre to the premise NBN, and outstanding rent potential for investors
- * Walking distance to local shopping which includes Food Works, bottle shop and take away and just minutes to an incredible array of shopping options at Morayfield

For further information or to arrange your inspection, please contact AMANDA WATERS.

QUICK FACTS:

Year Built: 2017

Land Size: 610 sqm

Rental Return: circa \$700-\$750 per week

School Catchments: Minimbah State School and Morayfield State High School



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More About this Property

Property ID	39UWF1R
Property Type	House
Land Area	610 m2
Including	Ensuite Air Conditioning Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

Amanda Waters 0402 109 955

Principal and Licensed Real Estate Agent | awaters@ljhooker.com.au

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Internal 145 m² | External 58 m² | Total 203 m²

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.