

**41 St James St, Forest Lake, Qld 4078**



**House For Sale**

Tuesday, 9 April 2024

41 St James St, Forest Lake, Qld 4078

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 439 m2**

**Type: House**



George Vuong

## Submit all offers 20th April by 5pm

Sick of looking at homes that need too much work? Does having 10.8KW of solar, and minimum electricity bills sound appealing? Want a location where your kids can walk to school? If you have answered YES . . . then put this home on the top of your must see list! THE HOME :Built for the modern family, focusing on quality, space and an open plan layout you can enjoy all year round. A wide foyer and abundant natural light with easy flow between indoor and outdoor living zones ensures comfortable living in all seasons of the year . . . this home must be seen to be appreciated!! As you walk through the front doors of this modern family abode, you'll find it offers a host of living options. - Very high ceilings throughout, giving an ambience of space, this exceptionally LARGE home has all the modern amenities you could dream of- MASSIVE family room, its so big, plenty of space for the whole family- Brand new large kitchen with dishwasher- Separate lounge, perfect for families that want their own space- Beautifully decked out door area, perfect for BBQ's and birthday parties!- 10.8 KW of solar! That's right, no more electricity bills when you buy this home!- 5 Split system air conditioners, every room has one!- Intercom system- Professionally installed full gutter guard protection with warranty up to 25 years- Recently painted, new flooring, new bathroom with 2 toilets, new ceiling fans, in fact everything has been renewed and renovated to a very high standard, must be seen to be appreciated! Real estate is all about location, location - it doesn't get any better than this superb spot, quiet, yet close to EVERYTHING! Good size blocks are rare to come by these days, with ample back yard space to fit in a large shed, or pool, this home is definitely a rare find. Easy walking distance to public transport (Bus 100), Grand Ave State School, Lake, parks, Forest Lake Shopping Village, café hubs offering an endless choice of restaurants and eating establishments, schools, childcare, parks and much more . . . everything is within easy reach. THE BUYER: This home would suit first home buyers, young families, downsizing families - in fact, any family! Our owners are certainly serious about selling . . . so savvy buyers seeking solid value for money are sure to be impressed here. Text George Vuong today, inspection is a must! (This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.) All offers must be submitted prior to end date, all offers are submitted on a first in, best offer basis, and the vendors may accept an offer prior to end date. Disclaimer- All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant it's accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about it's integrity. Our full disclosure also applies and is outlined on our website [www.remax-masters.com.au](http://www.remax-masters.com.au)