

## 22 Rising Street, SHAILER PARK, QLD 4128

### LIKE A SUNRISE ON RISING!

This lowset executive property features four bedrooms, two modern bathrooms, two living areas and a custom kitchen with walk-in pantry. Timber flooring, neutral tones and light, bright open plan spaces bring an abundance of character and charm to living spaces.

An expansive covered patio with pull-down privacy blinds makes the perfect spot for entertaining family and friends with the benefits of low maintenance synthetic grass to the backyard. Ample space for parking vehicles off-street and a built-in workshop for all the tinkering.

Marketing Agent Nathan Strudwick said, "It's never 'just another' lowset property we bring to the market! This beautiful family home is ready to move straight in with no expenses needed and in a top tier Shailer Park location â## need I say more."

#### Inside:

- Four bedrooms
- Master with double vanity ensuite & WIR

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 37P6354

#### SALE DETAILS

Contact Agent

#### CONTACT DETAILS

**Elders Real Estate Shailer Park**

4/54 Bryants Road  
Shailer Park, QLD  
(07) 3440 8500

**Nathan Strudwick**  
0455 588 777

- Modern main bathroom with tub
- Custom kitchen with stone benchtops, walk-in pantry & 900mm freestanding oven/gas cooktop
- Two livings areas
- Study nook
- Split system air-conditioning throughout
- Ceiling fans throughout
- Security screens throughout
- Laundry

Outside:

- 775m<sup>2</sup> block
- Synthetic turf for low maintenance
- Established landscaped garden
- Expansive entertaining patio with ceiling fans & pull-down privacy blinds
- 2 x garden sheds
- Double lockup garage with workshop
- Additional carport for third vehicle

SERVICES:

- Town water & sewerage
- NBN connected
- Gas heater connection point
- 3.6kw approx. solar system
- Rainwater tank

LOCATION:

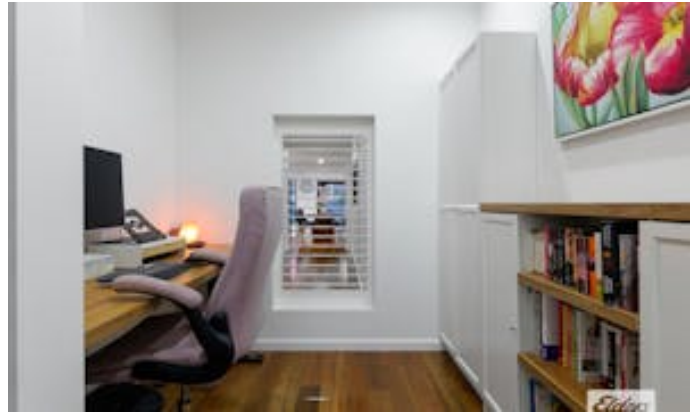
- Close to Logan Hyperdome
- Close to Brisbane busway
- Close to access to the M1 Motorway
- 5 minutes to John Paul College
- 20 minutes to Movieworld, Wet'n'Wild & Dreamworld
- 30 minutes to Brisbane airport
- 30 minutes to Brisbane CBD
- 40 minutes to Gold Coast

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Other features: Close to Schools, Close to Shops, Close to Transport, Prestige Homes

- Land Area 775.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite









22 RISING STREET, SHAILER PARK

Bed 4 Bath 2 Car 3

Nathan Strudwick 0432 165 631

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.