

**FOR SALE**



**41 St James St, Forest Lake**

**3** **1** **2**

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

**Price: \$824,000 or nearest offer...text to inspect**

**View: [remax.com.au/property-details/21320918](https://remax.com.au/property-details/21320918)**

**George Vuong**

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**RE/MAX Masters, Coopers Plains**

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

<http://www.mastersrealty.com.au>

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