

37 Alexandrina Cct, Forest Lake, QLD 4078

\$1,675,000

House 4 2 2



## LAKESIDE RESIDENCE - FIRST WEEK ON THE MARKET

Opportunities like this are tightly held, with only one property backing directly onto the lake changing hands in 2025.

This location offers not only a premium position but an enviable lifestyle. With direct access to the lake, enjoy approximately 2 km of scenic walking and cycling pathways.

**Open for Inspection**

By Appointment.

Presenting a two-storey residence with a flexible and versatile design, perfectly suited to adapt to a growing or evolving family lifestyle.

Downstairs features a highly functional layout, including two bedrooms, one being the primary bedroom offering his and hers robes and a well-appointed ensuite with a separate bath and shower.

The heart of the home is the expansive open plan living zone with high ceilings, seamlessly integrating the kitchen, dining, and family areas. This space flows effortlessly to the covered rear patio, overlooking the inground pool and capturing tranquil lake views.

Additionally downstairs is a powder room with third toilet, spacious laundry with direct access to the drying area and internal access to the double remote garage.

Upstairs, you'll find two additional well-proportioned bedrooms, one with convenient two-way access to the main bathroom. A generous family living area provides flexibility, with ample space to partition off into a home office setup if required. Step out onto the upstairs balcony and take in elevated views across the lake.

The low-maintenance yard is ideal for busy families, complete with an inground pool and space to relax without the upkeep. A sufficient number of solar panels to help offset your electricity usage and is battery enabled for future install.

Immerse yourself in the vibrant local community, with annual events such as the Dragon Boat Festival, Forest Lake Community Day and much more. Enjoy the atmosphere created by the LakeHouse Trio band playing twice monthly, as well as regular free yoga and Tai Chi sessions on the Forest Lake stage, courtesy of Brisbane City Council.

You are going to love living at No. 37 Alexandrina Circuit.

### Listed By

Peter Crowther

Phone: (07) 3344 0288

Mobile: 0411 866 008



Floorplan

