



KATE
BUTT

MAKE THIS HOME
YOUR DREAM
3 Myrtle Court, Fernvale

SPACIOUS FAMILY-FRIENDLY SINGLE-LEVEL LIVING ON A GENEROUS 610SQM BLOCK

Positioned within a quiet cul-de-sac on a generous 610sqm block, this modern, well-maintained single-level home offers an ideal combination of space, comfort and functionality for family living. Featuring multiple living areas, a thoughtfully zoned floorplan and seamless indoor-outdoor flow, the home is perfectly suited to relaxed everyday living and effortless entertaining.



Present All Offers

Property Features:

- Great functional family-friendly floorplan with master suite separate from children's wing + multiple living zones
- Open plan living, kitchen & dining with access to alfresco
- Additional family/rumpus room
- Modern kitchen with ample bench space, generous storage & dishwasher
- Air-conditioned king-size master suite with walk-in robe & ensuite
- Three additional bedrooms with built-in mirrored robes & ceiling fans
- Main bathroom with bathtub + separate powder room
- Split system air-conditioning & ceiling fans throughout
- Screens on all windows & doors
- Covered & screened-in outdoor area
- Quiet cul-de-sac location
- Expansive 610sqm, fully fenced block

This beautifully maintained home is the perfect opportunity for families, first home buyers, or investors looking to secure a quality property in a peaceful, family-friendly location - move in and enjoy.

Proudly presented by Kate Butt - contact Kate on 0452 458 483 today to arrange a viewing and secure your new family home.

Disclaimer: In preparing the information for this property campaign, every effort has been made to ensure its accuracy and reliability. However, we accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements contained herein. Prospective purchasers are advised to conduct their own enquiries to verify the details provided in this advertisement.





Property Features:

PROPERTY DETAILS

4 bedroom • 2 bathroom • 2 living • 2 car

Land Area: 610sqm

BUILT

2016

INVESTMENT SNAPSHOT

Current Status: Owner Occupied

Rental Appraisal: \$650 - \$700

Council Rates:

- \$905.72 for the period 01/01/2026 - 30/06/2026
- Approximately \$35 per week
- Approximately \$453 per quarter

Water & Sewer:

- \$352.85 for the period 26/02/2026 - 13/05/2026)
- Approximately \$33 per week
- Approximately \$424 per quarter

SCHOOL CATCHMENT

Fernvale State School

Lowood State High School

AIR CONDITIONING

Split System

Fans

FLOORING

Tiled

Carpeted

Gas

Hot Water

Cooktop

KPB PROPERTY

Buyer Hub

Register for the Buyer Hub

Make an offer easily online, stay up to date with property announcements & view property documents by clicking [here](#).

Submitting an Expression of Interest (EOI)

To express your interest in the property, complete the offer form available on the sale listing. This is not legally binding. You will need to provide the following details:

- Personal Details: Full legal name, email address, phone number, and current address
- Solicitor Details
- Offer Details:
 - Offer amount
 - Deposit details
 - Any conditions (e.g., finance, building & pest inspection)
 - Preferred settlement period

Presentation of Your Offer

Once completed, your offer will be formally presented to the vendor for consideration.

Competitive Offers and Contract Preparation

As part of the offer process, we may formally transfer your EOI details onto an Contract of Sale - a legally binding document formalising your offer. If the property is subject to multiple offers, we will notify you.

Signing the Contract

You will receive the contract electronically for signing. Once signed & returned, your offer will be formally submitted to the seller.

Negotiations and Contract Finalisation

Negotiations may occur during this process.

Please note: The contract only becomes legally binding once both parties have signed.

The Lifestyle:

Enjoy the ease of everyday living with everything you need just moments from your doorstep.

This family-friendly location offers:

- 600m to Fernvale Village Shopping Centre with Woolworths, specialty shops & services
- Close to local pubs, restaurants, and sporting facilities
- Walking distance to the iconic Old Fernvale Bakery & Café
- Minutes from parks and playgrounds
- Easy access to the highway - perfect for Brisbane or Toowoomba commuters
- Short drive to Fernvale State School and Fernvale Community Hall
- Approx. 27 mins to Ipswich CBD
 - • Approx. 55 mins to Brisbane CBD





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PROPERTY



3 Myrtle Court Fernvale

Internal 157m² | External 9m² | Garage 34m² | Total 200m² | 4 Bed | 2 Bath | 2 Car

The following floor plan is provided for informational purposes only and does not constitute a legally binding representation of the property. This floor plan is a visual illustration and approximation of the layout and dimensions of the property as observed at the time of creation. All measurements are from the inside of the wall to opposite wall. Bedroom measurements are taken from the back of back of the cupboard to wall.

Floor Plan crafted with care by Rolley





Surrounding Sales

3 Myrtle Court, Fernvale | 4 bedroom • 2 bathroom • 2 car | 610m² | Built 2016



8 Parkwood Street, Fernvale
3 bedroom • 2 bathroom • 2 car
755m²
Built: 2016
\$780,000
Sold on 25 Sep 2026
Distance: 0.58km



11 Sunnywood Street Fernvale
4 bedroom • 2 bathroom • 2 car
615m²
Built: 2016
\$850,000
Distance: 1.75km
Sold on 08 Sep 2026

KATE BUTT

0452 458 483

LEAD AGENT

kate@katebuttproperty.com.au



Genuine / Proud / Resilient / Approachable

Real estate is about people, dreams, and new beginnings. At the heart of everything I do is a hands-on, relationship-driven approach that ensures my clients feel confident, informed, and supported every step of the way.

I have built my career on integrity, professionalism, and exceptional service. I understand that buying or selling a home is one of life's biggest decisions, and I'm here to make the process as seamless and stress-free as possible. My approach is built on trust and clear communication, ensuring that every client feels valued and empowered.

While I work tirelessly to achieve the best results for sellers, I also provide genuine support and guidance to buyers—striking the perfect balance between delivering top outcomes and fostering meaningful connections.

With a resilient and hands-on approach, I navigate challenges with ease, ensuring that every transaction is not only smooth but also rewarding. At the heart of Kate Butt Property is a dedication to delivering refined yet approachable service, combining market expertise with a personal touch that turns real estate goals into reality.

Let's make your property journey effortless, exciting, and successful—together.



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What's my
Property
Worth?



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