



## FOR SALE

### SOLD BY MELINA FREDSBERG. SEEKING A NEW HOME WITH AN ESTABLISHED GARDEN?

Be amazed and be quick with what I've found.... 4 bed 2 bath home with beautiful open plan living that presents as new. All this in a family friendly neighbourhood with a shed!

Current owners have kept the property immaculate, including, fresh paint and carpets - ready to be enjoyed. Tranquil spot in a cul-d-sac giving it a unique and peaceful position. Open plan kitchen living and dining opens out onto a large covered entertaining area overlooking the yard and neighbouring bushland.

All bedrooms have built-in robes, with master bedroom boasting walk-in robes and ensuite. High set ceiling in living, kitchen areas plus 2 bedrooms. DLUG with internal access & storage, plus 5m x 6m shed. You need to see the quality of this home, all ready to move in before Christmas.

Only a short walk to the Mooloolah Village, including public transport via bus or train.

- 4 Bed 2 Bath as new home
- Open plan living with stylish kitchen
- Large covered alfresco deck area
- Established low maintenance gardens & chook house
- Double lock up garage with storage
- 5m x 6m shed with remote access
- Private setting overlooking bushland

Did you know Mooloolah has so much on offer, a lovely hinterland town with a great community, horse riding, bike & hiking trails, Ewen Maddock Dam and only 15 minutes to Maleny and 25 minutes to Sunshine Coast Beaches.

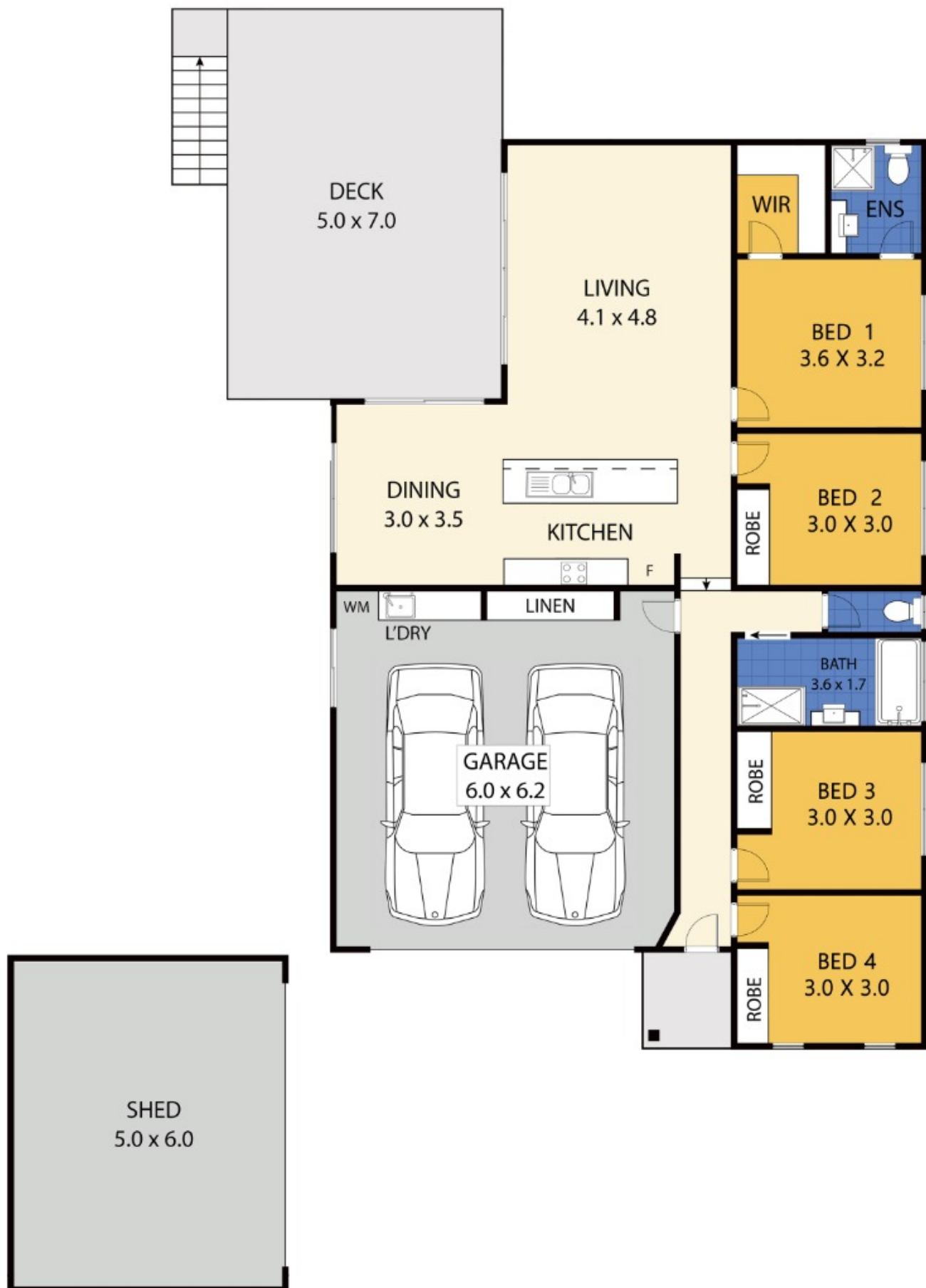
4 BED | 2 BATH | 4 CAR

PRICE:  
\$535,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

30 Ridge Court, MOOLOOLAH VALLEY

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LIVING: 130 m<sup>2</sup>  
GARAGE: 37 m<sup>2</sup>  
DECK: 35 m<sup>2</sup>  
TOTAL: 202 m<sup>2</sup>

