



# FOR SALE

## NORTH-FACING 2 BED 2 BATH GABLED QUEENSLANDER-LARGE LEVEL 1,012M2 BLOCK IN OLD TEWANTIN (1 LOT -RESI)

Built by the owner's father in the early 1930's this is the first time the much-loved family home has been on the market. The gabled Queenslander is completely constructed of hardwood (including vj's) & is set on a large level 1,012m2 block across from the Tewantin State School. Potential to add a large deck on back of house to take advantage of our relaxed outdoor living lifestyle. Central location easy walking distance to Tewantin town centre & all amenities.

- North-facing character home with vj's, bay window & high ceilings. Hardwood floors just waiting to be polished under the carpets & vinyl...
- Spacious enclosed sunroom at front of house
- Generous living area opening onto sunroom
- Large kitchen area with room for kitchen table + open plan separate dining room
- 2 bedrooms – main with bay window
- Bathroom with shower + separate toilet
- Ceiling fans throughout
- Solar panels
- Downstairs area has shower + laundry & could be used as a home office
- Work-shed/art studio has power connected, insulated roof & is built of hardwood
- 1 car lock-up garage adjoining work-shed + 3 off-street parking
- Residential Zoning 1,012m2 block in old Tewantin (1 lot, no development or sub-division zoning)
- Fully fenced low-maintenance yard
- Walk to bus, school, Tewantin & Noosa River Marina shops
- Close to recreation areas of Lake Doonella, Weyba Lakes & Noosa River
- Boreen Point & Noosa Heads are a short drive away

2 BED | 2 BATH | 0 CAR

### PRICE:

Offers over \$496,000

### OPEN FOR INSPECTION:

N/A



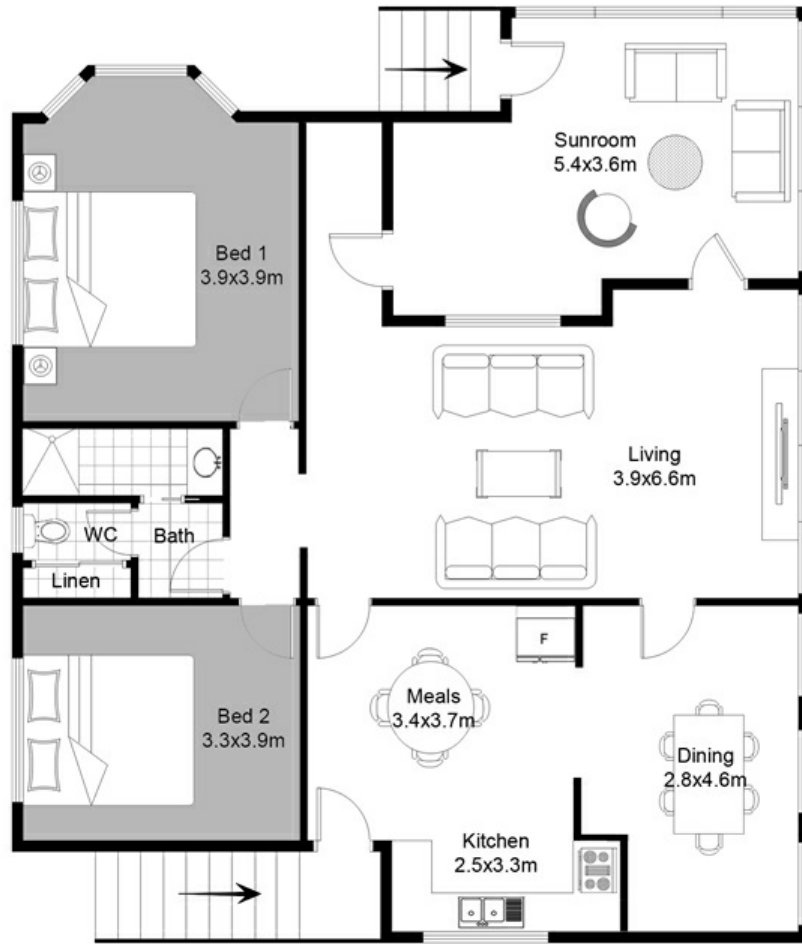
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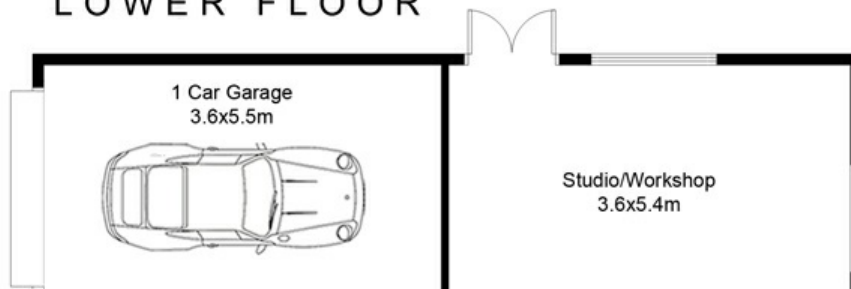
# 35 Poinciana Ave TEWANTIN QLD 4565



UPPER FLOOR



LOWER FLOOR



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.

This floor plan is intended as a guide only. Layout dimension are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.



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