



FOR SALE

PERFECTLY POSITIONED, PERFECTLY PRICED!

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SUNSHINE COAST based Agent Astrid Peet presents this exceptional contemporary home.

This perfectly positioned contemporary highset townhouse should be inspected quickly as property such as this is highly desirable, especially this close to all amenities, and if you wish to secure this absolutely gorgeous home then you will need to move like lightening!

The downstairs level has a spacious entry, lockup cupboard under the stairs, plenty of storage here, and internal access to the single remote garage. Laundry has its own area within the garage and very nicely finished with bench top, sink, cupboard space and tiled flooring. A large bedroom downstairs would fit a king size bed, it has mirrored robes across one wall and a two way ensuite. Currently being used as an office, this room lends itself to all configurations, carpeted office or bedroom. If you don't want to walk up the stairs, save the two bedrooms upstairs for the visitors and use the master downstairs, on the other hand if you prefer, have the master bedroom upstairs.

A gorgeous wooden-look staircase is in perfect condition leads you to the other two bedrooms, one with ensuite. Both have built-in robes. You can feel the lovely breezes, and it is surprisingly cool upstairs. All of the bedrooms have fans and security screens.

The kitchen is modern and spacious with an abundance of cupboards and bench tops. Light bright and airy with open plan living/dining and tiled throughout.

The large 9ft stud creates an abundance of light and feeling of space enhancing the modern design of this exceptional abode.

A fully fenced back yard allows for complete privacy, a small amount of gardening with the pocket handkerchief lawn, perfect for the climate with enough garden to potter and enjoy the fruits of one's labour. A garden shed is strategically placed at the bottom of the garden to house all of those gardening tools. Enjoy the outside covered patio area, accessible by the sliding doors from the living area, and if need be there is a pull down shade blind for those hot sunny moments when extra shade is required.

There is no Body Corporate to pay, only the Insurance. It is your decision if you'd like a pet. Literally 5 minutes walk to Stockland's Shopping Centre, the swimming Pool, Bowls club, Gym. Walk to the CBD and the beach.

Definitely a property that is centrally well located, and with the buzz of the new Sunshine Coast University Hospital's impending opening, and the light rail, it is sure to be a plus on the shopping list of any keen purchaser.

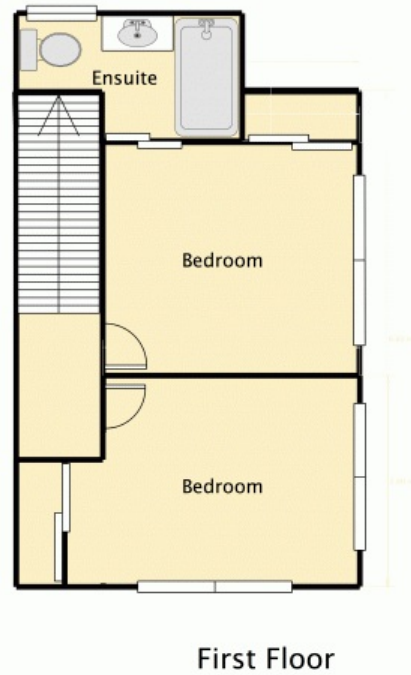
3 BED | 2 BATH | 1 CAR

PRICE:
\$455,000

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.

Ground Floor

