



# FOR SALE

## WHAT A LOCATION, WHAT A PLACE!

The ultimate downsizer destination this beautifully impressive property boasts a generous 246m<sup>2</sup> of living space (internal & external) and goes head-to-head in size with a regular home, but here's the kicker – bid farewell to the days of toiling over yard maintenance.

Just a mere 6 years old, this dwelling still exudes modernity, presenting itself in immaculate condition. Say goodbye to "burn at the bowser", incredibly it is just a few minute walk to Alexandra Hills Shopping Centre with everything under one roof. Imagine Woolworths, TK Maxx, and 44 other specialty stores, not to mention a smorgasbord of restaurants, doctors, dentists, and more all on your very doorstep.

Within the complex, your new home holds the prime position, sitting at the end of the row, it boasts additional windows for improved ventilation and natural light.

Inside will impress with upstairs offering 3 good sized bedrooms, 2 bathrooms (1 ensuite) adorned with high-quality fixtures and fittings and bath. Plus, an extra-wide hallway featuring a study space.

Downstairs the combined, large dining and living room stretches the length of the building, and another study space is tucked under the staircase.

The gourmet kitchen flows seamlessly with the open plan living and is an entertainers delight, featuring Caesar Stone bench tops, dishwasher, and plenty of storage. The separate laundry is perfectly positioned plus there is a downstairs powder room.

The oversized double garage has internal access, and mud room, at the back of the home there is a completely private internal courtyard, the front also offers a secure front patio surrounded by a low maintenance garden.

The property has been architecturally designed with high-quality finishes, low maintenance and convenience in mind, plus the comfort of aircon in the living and main bedroom.

You will be close to Aldi, where savvy shoppers say, "Savings await!", Goodlife Health Club, Alexandra Hills State High School and TAFE Queensland.

The little ones are in good hands at Smart Tots Childcare and Bayside Kindergarten and

3 BED | 2 BATH | 2 CAR

PRICE:  
By Negotiation

OPEN FOR INSPECTION:  
N/A



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CREAM



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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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