



# FOR SALE

## SPACIOUS, SINGLE-LEVEL MODERN HOME IN A QUIET CUL-DE-SAC

4 BED | 2 BATH | 2 CAR

3 Orientation Place, Nambour, QLD, 4560

This spacious family home, nestled on a 520m2 block in a quiet cul-de-sac, offers effortless living across a single level. With a cohesive flow it will appeal to young families as well as "baby boomers" allowing them to age in place. Step inside to an air-conditioned, well-appointed and modern interior, designed to cater to every aspect of family living. The heart of the home revolves around an open plan kitchen, living and dining space, effortlessly flowing out to a covered patio, creating the perfect spot for entertaining or relaxing.

Families will be impressed with the superb selection of breakout zones, including a study niche with desk and a casual living room, so there will always be a quiet corner for anyone who wants one, yet plenty of open space for everyone to come together. The modern kitchen will delight with a stone clad breakfast bar peninsular, a gas cooktop, electric oven, dishwasher, good storage and a walk-in pantry.

Accommodation comprises four bedrooms supported by a family bathroom with a separate shower enclosure. Of the remaining bedrooms, all have built-in robes and the master suite boasts a walk-in wardrobe and an ensuite. Additional features include a good size laundry, air-conditioners, ceiling fans, tiled living hub and a double lock-up garage with internal access and plenty of storage space, plus a fully fenced rear yard providing a safe play area for children and pets to let off steam.

PRICE:  
\$749,000 submit offers

OPEN FOR INSPECTION:  
N/A



**Greg Pratt**  
**0413 624 308**  
greg@coastaledgerealestate.com.au

WATER  
TANK

