



# SOLD

## AMAZING LOCATION / HUGE HOME / DUAL LIVING

What an amazing property for your consideration. An impressive well-built large modern home with additional dual living downstairs and modern features throughout. Built in 2009 and boasting a combined 374 sqm under roof, this home is designed for family, relaxation and entertainment. Ideally located only 5 mins to central Gympie and 2 mins to Victory College, this generous sized 5 bedroom, 3 bathroom home is situated on a large 4,208 sqm's of land and is available to inspect now.

From the large entranceway, the multiple living zones to escape to and to the open planned kitchen/dining areas that connect with the large wraparound deck overlooking the property, this property has been thoughtfully designed with space being at its forefront.

### Top Floor

- A large double electric garage and an oversized grand entrance provides welcoming front access to the property. An immediate standout features that greets you is the beautiful hardwood polished timber flooring and higher ceilings throughout. Bedrooms are split on either side, giving parents a retreat from kids or guests. The master bedroom has elevated views, a huge walk-behind wardrobe and its own large ensuite with separate toilet. The other 3 rooms are generously appointed, and both bathrooms are modern and in very good condition. There are multiple living zones internally, all fully equipped with ducted air-conditioning and a large open plan entertainer's kitchen with all the modern appliances, including induction stove top, Caesarstone bench, a walk-in pantry and a built-in cold-room for all your refrigeration needs.

### Lower Level

- This floor is a separate living zone with its own side access/entry or simply access from the top floor via either of the 2 staircases. This level has its own fully appointed 3rd modern bathroom. This extra space could easily accommodate dual living requirements or give extra options like rumpus rooms or games rooms.

### Property

- You are blessed with water here having access to 20k gallons of tank water and additional access to town water, which is connected to the property. On the roof, you have 5 kw's of solar to help reduce those energy bills and the property is fully fenced giving any dog owner piece of

5 BED | 3 BATH | 6 CAR

### PRICE:

\$1,095,000

### OPEN FOR INSPECTION:

N/A



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Engeman Realty

# 37 Bluewing Bvd

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 TOTAL AREA: 374.59 m<sup>2</sup> • LIVING AREA: 252.35 m<sup>2</sup> • FLOORS: 1

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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.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND.

