



## FOR SALE

### WELCOME HOME AND ENJOY ! NOTHING MORE TO DO !

This impressive and well-appointed family home offers a light, bright and comfortable lifestyle. It is situated in a quiet cul-de-sac adjacent to the golf course and is a quality built , 278m<sup>2</sup>, former display home from Ryan Homes.

Tall ceilings create a sense of space and breezes with access via the generous wide entry. Very recent renovations include both bathrooms, new timber flooring to the lounge and all bedrooms, a repaint inside throughout, upgrade to the solar system to 8.2kw, new LED lighting throughout, NBN cabling replaced back to the node, new TV antenna and a new pool pump. A full set of solar blinds to all windows are on their way!

The entire house is very bright and airy with an abundance of natural light. The 2.7m high ceilings, extra high doors and the extra high ceiling in the lounge of 3.6m, create a generous and classy space. The windows are all tinted and sliding doors/walls open out to the alfresco overlooking the solar heated pool.

The large open plan gourmet kitchen provides wide stone bench tops and a large island bench. Appliances include built in coffee machine, brand new Bosch wall oven, induction cook top and dishwasher. The adjacent dining area overlooks the pool.

4 Bedrooms with master and bed 2 air-conditioned. All builtin robes with walkin in Bed 1  
New ensuite and bathrooms with anti fog and back lit mirrors.

New timber flooring in the lounge and all bedrooms.  
Walk on the adjoining patio and poolside for a great entertaining space. Full fenced , landscaped and private.

The salt water pool has a solar heating system and water fountains plus a rainwater diversion value to direct rainwater from the roof to top up the pool.

The double lockup garage has extra storage and is carpeted  
There is a 3m x 3m shed.

Perregian Springs is one of the Sunshine Coast's most popular communities. Its location means

4 BED | 2 BATH | 2 CAR

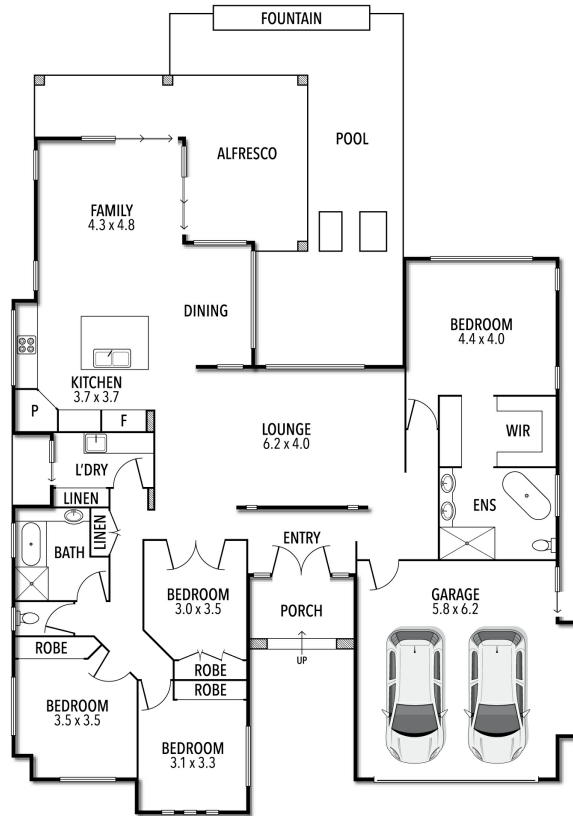
PRICE:  
\$1,550,000

OPEN FOR INSPECTION:  
N/A



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### 3 INVERNESS PLACE, PEREGIAN SPRINGS



TOTAL APPROX. FLOOR AREA 280 SQ.M.

Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to this operability or efficiency can be given.

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.