



FOR SALE

CHARMING FAMILY LIVING WITH SPACE, FLEXIBILITY & LIFESTYLE APPEAL

Top Three Features

- Pool, Patio and Plenty of yard space to enjoy
- Flexible floorplan with easy 4–5 bedroom potential
- Well-positioned close to schools, shops and transport

Welcome to 45 Maurice Avenue, Morayfield, a home that instantly wraps you in warmth and invites you to slow down, settle in, and stay awhile. From the moment you step through the white picket fence, there's a sense of charm and comfort. It feels more like a place to land than just another property, the kind of home where weekends by the pool and relaxed afternoons just make sense.

Designed with family living in mind, this home offers a seamless blend of comfort, space, and functionality - ready for its next chapter with a new family to call it home.

Inside, the home has been designed with everyday living in mind, offering a natural flow between the kitchen, dining, and main living space, all filled with soft natural light and warm timber flooring underfoot. The kitchen sits at the centre of it all, with generous bench space and storage, connecting seamlessly to both indoor and outdoor living. The three-bedroom layout is comfortable and well-appointed, including a master with ensuite, walk-in robe, and French doors opening out to a private patio.

The biggest of the standout features is the flexibility of the floorplan. The home includes a dedicated study and a separate formal dining/living space. With minimal changes, these areas could easily be converted into additional bedrooms, creating a potential four or even five-bedroom home depending on your needs. Whether you're working from home, accommodating a growing family, or simply wanting extra space, this layout gives you options.

Step outside and the lifestyle really opens up. A generous covered outdoor area sits perfectly between the home and the inground pool, creating a space that feels made for entertaining, relaxing, and everything in between. Set on a usable 639m² corner block, there's room for kids and pets to play, space for gardens or future additions, and the kind of backyard that invites you outside.

3 BED | 2 BATH | 2 CAR

PRICE:

Offers Over \$899,000

OPEN FOR INSPECTION:

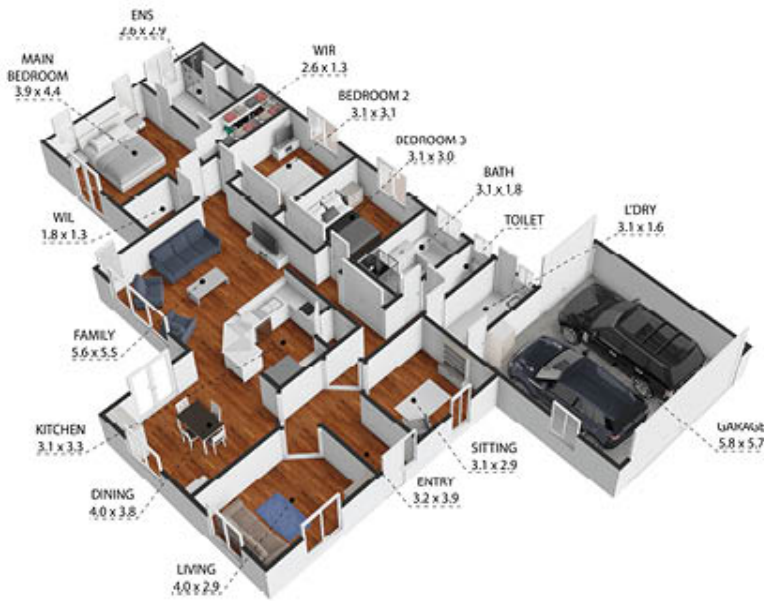
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Approximate under roof space = 194sqm

Floor plan, measurements and dimensions are approximate and are for illustrative purposes only. RU Property gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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.