








## UNDER CONTRACT - AUCTION CANCELLED

Positioned on the end of the row with no left or rear neighbours, 22 Figtree Lane has been meticulously cared for since completion and we are excited to bring the residence to the market for auction on the 23rd of March at 10am.

Spanning over 200m2 with zero wasted space, every room has a purpose and a platform for exciting low maintenance living. The clever design maximises outdoor areas including a rear garden which is fully astro turfed – no lawns to mow here! The current owners have spent many hours in this space relaxing on the day bed and entertaining guests. A shade barrier is also installed and is seamlessly operated, protecting the area from the elements for year round enjoyment.

Coupled with an interior colour palate that is soft, warm, inviting and timeless ... we are confident that you will find the smart design and the high end finishes to your liking.

Features we admire:
No side or rear neighbour, the home backs on to the nature reserve and walkway
Three spacious bedrooms with built in robes, WIR to master
Remote controlled outdoor blind to master bedroom provides complete control over natural lighting
Chic kitchen with stone benchtops
Open plan living and dining space
Separate internal laundry area, not one hidden inside the garage!

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| **Price** | SOLD for $1,000,000 |
| **Property Type** | Residential |
| **Property ID** | 10596 |

### AGENT DETAILS

Indiana Voss - 0404 155 581
Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

Upstairs living room provides an additional area to relax and co exist in peace
Air conditioning and fans throughout
Double garage for secure vehicle storage with two extra spaces on driveway. An additional street bay of parking is also close by.
Valuable end position allows for added privacy and light to flow through the home

Leading the way in town planning, the Sunshine Cove precinct has park ways and pathways a plenty for fitness, fun or walking the beloved pet. The Sunshine Plaza is also an easy stroll away along Plaza Parade with over 130,000m2 of shopping on the Maroochy River, and you are on the doorstep of the recently completed world class CBD of Maroochydore. Our advice is to get in quickly. We will negotiate prior to auction so tempt us with an offer. We are keen to help our seller achieve a sale in the next 4 weeks. Call Indiana on 0404 155 581 or Justin on 0400 822 069 anytime.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*