



34 Wandoo Street, Minyama



## PINCH YOURSELF - THE BEST DECISION YOU EVER MADE!

34 Wandoo is one of those rare opportunities that needs to be acted on very quickly. Perfectly located within the river and beachside suburb of forever popular Minyama, literally 4 houses from the shores of the beautiful Mooloolah river.

Your new home is within easy reach of Kawana shopping centre, countless cafés, your choice of beaches, walking and bike tracks, kiddies playgrounds, our stunning river ....the list just goes on. All of these daily conveniences are well and truly on your doorstep, but without the price tag.

Presented in great condition, the kitchen has been the subject of a recent renovation with new cabinetry and all new appliances, a coat of paint internally, new carpets, air conditioning and shower screens. Lovingly maintained so not a thing needs doing, it's both the perfect first or family home and undoubtedly a great investment in your future, all set on a pan flat 630m2 allotment.

Standout features include:

- Low set brick and tile 3 bedroom home, built to last
- Very private from the street
- Large open plan living and dining, sunken lounge
- Modernised kitchen offering plenty of bench space, brekky bar and

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<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	<b>Residential</b>
<b>Property ID</b>	<b>1823</b>

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

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



outdoor servery overlooking the pool and yard

- Flat fenced yard ready for the swing set, trampoline or backyard cricket
- Big sparkling inground saltwater pool with built in spa
- Family sized bathroom, separate water closet
- Well sized master bedroom with roomy storage, ensuite and direct access outside
- Fans, air conditioning and security screens throughout
- Oversized double garage to easily cater for the largest of vehicles plus extra storage
- Third garage/carport secure with remote door

Impressive it is, expensive its not - motivated owners are on the market to sell, not sit and invite your interest. This easy riverside lifestyle is yours for the taking, call Wes for your inspection or further information.

*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.*