

Sold



Woombye



## POSITION PERFECT CHARACTER HOME ON ¼ ACRE IN THE CENTRE OF TOWN!

Representing excellent value, this charming 3 bedroom character home is set back from a quiet street on an impressive 1117m<sup>2</sup> block, ensuring its lucky new owners enjoy the much sought after yet rarely available combination of space, serenity and privacy in a prime central location.

Packed with potential but with nothing to do except move in, features such as cathedral style ceilings, sky lights and the large windows that flank the front and rear of the home create a comfortable bright living environment by capturing plenty of natural light and breeze. The open, centrally positioned kitchen is a highlight, boasting a six burner gas cooktop 900mm oven, plenty of cupboard and bench space and seamless access to the dining area, spacious living room and stylish new undercover outdoor area. Many mornings, afternoons and evenings will be spent entertaining, dining or just relaxing here amongst established low maintenance gardens at the foot of your large backyard; the perfect place for kids (or adults) to play and with an abundance of space to put a pool or extra shed in down the track.

Inside, the master bedroom overlooks the green grass and garden bed of the property's private front yard and enjoys separation from the two other good sized bedrooms; all three have big built in wardrobes and ceiling fans. The large bathroom makes the most of every inch of the floor plan and features a basin, bench, bath and double shower.

 3  1  2  1,117m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	1980
Land Area	1,117 m <sup>2</sup>

### AGENT DETAILS

### OFFICE DETAILS

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



The conveniences of Woombye's main street, it's highly rated primary school and local train station are all easily within walking distance of your front doorstep. The effortless access to the Sunshine Motorway/Bruce Highway/Nambour & Maroochydore Connection Road means you can be lying on the beach in Alexandra Headlands, studying at the Sunshine Coast University, shopping at Maroochydore's Sunshine Plaza or exploring the stunning Sunshine Coast Hinterland in less than 20 minutes after getting in the car. It's no wonder more and more people are moving to this location given the convenient accessibility to the best the Sunshine Coast has to offer (as well as the rising property values in the area).

We Also Love;

- \* Drive through garage big enough for 2 cars plus storage
- \* Double Brick and Timber Construction simplifying extensions/builds; great bones
- \* Spacious Formal Lounge Room
- \* Ceiling fans and AC throughout
- \* New 6 KW Solar panel system; great for keeping the electricity bills to a minimum
- \* 3000L Water Tank for gardens both front and back
- \* Separate Laundry and Toilet
- \* Backyard Shed
- \* Superb Location in an area already experiencing growth and land value rises
- \* Plenty of room to securely store the caravan/work trailer
- \* A quarter acre block in very close proximity to public transport, parks, schools, shops & amenities

Don't waste this opportunity; this property is sure to appeal to downsizers, upsizers, first home buyers and investors alike who will no doubt be attracted to the many positives and potential on offer. Call now to arrange an inspection.

*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.*