

SOLD



24 Baanya Street, Wurtulla



## Solid, Spacious, Charming!

This solid brick and tile double storey family classic, circa 1989, has everything you need to live in comfort and entertain in style; tucked away in a quiet well-established waterfront street, on a fully fenced 576m<sup>2</sup> block, this much-loved home will welcome you with open arms.

A well-designed floor plan facilitates excellent separation of living across two levels, comprising four bedrooms, study, two tastefully updated bathrooms, central kitchen, multiple living areas including rumpus room with built-in bar/kitchenette, large laundry, covered alfresco terrace overlooking the private inground pool, and double lock up garage plus onsite parking.

Vaulted ceilings in lounge and dining, stacker doors to sundrenched front garden, stainless steel appliances, security screens, floor to ceiling tiles and dual vanities in both bathrooms, upper balcony off master and second bedroom, ceiling fans,

 4  2  3  

576 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1637
<b>Land Area</b>	576 m <sup>2</sup>

### Agent Details

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### Office Details

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**code**  
PROPERTY GROUP

generous storage, water tanks, 6kW solar power, and side access for a small trailer/jet ski/motorbike; are all existing features of note.

The home has been meticulously cared for by long-term owners and whilst there is no immediate money needing to be spent, you may want to update over time to enhance value and appeal, but there's certainly no rush, and there's no fear of overcapitalising in this premium waterfront street.

Opposite Tokara Canal and close to walking trails - you can cycle or walk to Currimundi Lake and beaches; the local shopping village with IGA is just a five-minute walk, and major amenities such as schools, hospitals, shopping centres, and sporting facilities - are within a 5-10 minute drive.

Tightly held since 2007 - this is a wonderful family home with great warmth, heart and soul, and with fabulous indoor and outdoor entertaining, there will be many visitors and many memories waiting to be made. Let your cup runneth over, enjoy!

- Solid double storey brick & tile
- Fully fenced easy care 576m<sup>2</sup>
- 4 bedrooms, study, 2 bathrooms
- Central kitchen, multiple living areas
- Alfresco terrace & private inground pool
- DLUG + side access for trailer
- 6kW solar power, water tanks
- Walk to local shops, parks, beach
- Short drive to schools, hospitals
- Premium coveted waterfront street
- Well presented, potential to update
- Tightly held by long-term owners
- Fabulous family-friendly entertainer!

*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.*

