

Sold



40 Gannawarra Street, Currimundi



## BEACHSIDE CURRIMUNDI: LAKE, SHOPS, PARKS!

This absolutely immaculate family home on a north-east facing fully fenced 524m<sup>2</sup> corner block with dual street access, has been tastefully and stylishly renovated in recent years, and is conveniently located on the eastern side of the Nicklin Way just a short walk to the lake, local shops, and the beach.

Across a single level, it comprises four bedrooms, two bathrooms, two living areas, central kitchen, covered patio, two pergolas on western side, and double lock up garage plus gated side access to bring in a boat/caravan and only 650m to the boat ramp, if you don't already own one, then it's time to invest in one!

Ducted air-conditioning, ceiling fans, floor to ceiling tiles in bathrooms, plush carpets in bedrooms, hybrid timber floor in living areas, marine mesh security screens on most windows, back-to-base security with three cameras, 10.8kW solar power, and lock up garden shed; are features of note.

 4  2  2  524 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	1722
Land Area	524 m <sup>2</sup>

### AGENT DETAILS

Matt Glynn - 0404 315 066

### OFFICE DETAILS

Code Property Group  
9/15 Nicklin Way Minyama, QLD,  
4575 Australia  
07 5438 3444



The owners also have certified plans available that include an extension to home, inground pool, and shed; these are available to peruse upon request - there is plenty of room for a pool, and in this coveted beachside location, you do not have to worry about overcapitalising.

Fully fenced, flat, and grassy - the gardens are child and pet-friendly and easy-care, just a regular mow to keep it looking neat and tidy is all that's required. Inside and out, this is a low maintenance home designed to embrace the Sunshine Coast lifestyle and climate.

Not only Lake Currimundi and the beach within walking distance; from here you can also walk to bus, sporting fields, cafes, Currimundi Marketplace (750-m), and schools including Talara Primary College (13-min walk) and Currimundi State School (20-min walk) - it is also in the Meridan State College catchment zone, and the public and private hospitals of Birtinya are just a five-minute drive.

There is nothing to spend and not a finger to lift here - presentation, location, and lifestyle all shine. Act immediately!

- Immaculately presented family home
- North-east facing corner block - 524m<sup>2</sup>
- East of Nicklin Way, walk to beach & lake
- Tastefully & stylishly renovated throughout
- Four bedrooms, two fully tiled bathrooms
- Two separate living areas opening to patio
- Central kitchen with stainless steel appliances
- Ducted A/C, ceiling fans, hybrid timber floors
- Marine mesh security screens on most windows
- Back-to-base alarm + 3 cameras, 10.8kW solar
- Gated side access for boat + dual street access
- Walk to local schools, parks, shops, transport
- Outstanding location & lifestyle on offer!

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.