

SOLD



13 Bristlebird Circuit, Forest Glen



Embrace Tranquil Luxury in this Meticulously Crafted Haven!

Private inspections only. Please note, the property is currently tenanted, Inspections will require registration.

If the walls of this home could speak, they would weave a tapestry of the enchanting journey undertaken by a young couple. From the exhilaration of laying the foundation of their first home to the sheer joy of witnessing their child's first tentative steps, all set against the backdrop of a close-knit community that embraced them.

Now, a unique opportunity unfolds for you to inscribe your story into the annals of this cherished narrative. This modern 3-bedroom haven, meticulously nurtured by its original owners since its inception, eagerly awaits the infusion of new memories and experiences.

Key Features:

Nestled within the embrace of the verdant Forest Pines Estate,

 3  2  2  450 m2

**Price** SOLD for  
\$790,000

**Property Type** Residential

**Property ID** 2601

**Land Area** 450 m2

**Floor Area** 176 m2

**Agent Details**

**Office Details**

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

**code**  
PROPERTY GROUP

this single-level abode is a testament to contemporary living. It effortlessly melds comfort, functionality, and tranquillity into every facet of its design.

**Versatile Living Spaces:** As you step through the front door, you'll discover a meticulously crafted blend of versatile living areas. An open-plan layout seamlessly integrates the living and dining zones, complemented by a private lounge that effortlessly transforms to cater to your needs – be it a space for relaxation, productivity, or guest accommodation.

**Well-Appointed Kitchen:** The heart of the home, the modern kitchen, stands as a testament to both style and function. Adorned with stunning black stone benchtops and featuring a spacious butler's pantry, it is a culinary haven where practicality meets elegance.

**Outdoor Bliss:** Venture outdoors to the covered rear patio, a tranquil sanctuary where gentle breezes caress you on hot summer days. Surrounded by lush nature, this space provides an idyllic backdrop for alfresco dining, entertaining guests, or simply savouring a morning coffee while overlooking the expansive rear yard.

**Luxurious Master Retreat:** The master bedroom, larger-than-life and thoughtfully designed, boasts a spacious walk-in robe and ensuite. It is a retreat from the everyday hustle and bustle, offering a serene space for unwinding at the end of each day.

#### Additional Features:

- 3 Bedrooms
- 2 Bathrooms
- Walk-in Robe and Butler's Pantry
- Two split-system air conditioners
- High-quality finishes, including stone benchtops, sleek floor tiles, and plush carpeting in living areas
- Ceiling fans throughout for added comfort
- Convenient plumbed fridge space catering to modern lifestyle

needs

- Double garage with integrated laundry facilities
- Ample storage options for practical functionality

**Location Highlights:** Strategically positioned, just a brief 4-minute drive from Buderim Village and within easy walking distance of Sunshine Coast Grammar and the popular Forest Glen shops. This home offers the convenience of urban amenities without compromising on the serenity of its surroundings. Maroochydore, with its plethora of shopping, dining, and recreational opportunities, is a mere 10-minute drive away.

**Family-Friendly Amenities:** Indulge in endless moments of outdoor fun and community bonding with a manicured public playground and barbecue facility right around the corner. The community spirit shines, especially during festive seasons like Halloween and Christmas, adding an extra layer of warmth to this already inviting neighbourhood.

**Tenant information:**

Currently leased until April 12th, 2024. (If you are an owner occupier, please allow 5 business days for our top tier property management team to conduct a vacate inspection). Please note, if you are wanting to occupy the property, please note, 2 months notice to the tenants are required, regardless of the lease end date.

Tenants are paying \$650 a week.

Rental Appraisal can be supplied upon request: \$680-\$730 per week.

Don't let this opportunity slip away – seize the chance to script your family's next chapter in this captivating and meticulously crafted home

*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.*