







Presentation Perfect, Family-Friendly Living

This immaculate brick and tile home in a quiet Bellvista neighbourhood backing directly onto parkland, has been tastefully and comprehensively renovated throughout, and presents beautifully; vacant and ready to move straight into and rent out, it's a perfect home for a first home buyer, investor, or downsizer.

Across a single level it comprises, formal entry, three bedrooms, two stylish new bathrooms, new kitchen with induction cooktop, open plan living/dining flowing out to covered, wraparound north-east facing terrace, and double lock up garage on a low maintenance 477m2 block with a fenced backyard and room for a pool stca.

The interior has been freshly repainted, and other features include new vinyl timber-look flooring throughout, split system air-conditioning in main bedroom and living, security screens,

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SOLD for **Price**

\$748,000

Residential

Property Tupe

Property ID 2614

Land Area 477 m2

Floor Area 164 m2

Agent Details

Matt Glynn - 0404 315 066 Lori Wyer - 0408 264 446

Office Details

Code Property Group 9/15 Nicklin Way Minyama, QLD, 4575 Australia 07 5438 3444 separate bath and shower in family bathroom, ceiling fans, and lock-up garden shed.



Current owners have done an excellent job and there is no money needing to be spent; it looks amazing, so fresh, bright, and modern throughout, you'll feel like you are living in a brand new home

The yard is flat, easy-care and ultra child and pet-friendly; there's also some fabulous local parks and playgrounds for children to enjoy, making new neighbourhood friends in the process. This is a wonderful area to anchor down and raise a family, with a great sense of community, and master-planned with connectivity a key focus.

Not only is it a short walk to parks – Unity College offering Prep-Year 12 education is 750-metres away and the Bellvista IGA is 850-metres away. Access to Bellvista Boulevard connecting you to Caloundra Road in less than five minutes is quick and easy; and it's 10 minutes to the CBD, 12-15 minutes to beaches, and 15 minutes to major hospitals.

Act today and look forward to relaxed coastal living in comfort and style.

- Tastefully & comprehensively renovated home
- Quiet neighbourhood backing onto reserve
- Fenced 477m2 block with room for a pool
- 3 bedrooms, 2 stylish new bathrooms
- Shiny new kitchen with induction cooktop
- Spacious light-filled open plan living/dining
- Wraparound covered north-east facing patio
- New flooring throughout, new interior paint
- Split system A/C in master & living/dining
- DLUG with internal access, garden shed
- Walk to parks, Unity College, IGA, tavern
- 10 mins to CBD, 12-15 mins to beaches
- Vacant & ready to move into or rent out

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