

JUST LISTED



70 Liekefett Way, Meridan Plains



## Single Level, Expansive Family Living

Move the family to popular lifestyle suburb Meridan Plains with the purchase of this generous sized single level home on a low maintenance 449m<sup>2</sup> block with a child and pet-friendly backyard in a wonderful neighbourhood within walking distance to parks/playgrounds, shops, sporting/leisure facilities, and schooling.

Comprising five bedrooms, two bathrooms, two separate living areas, light-filled central kitchen with walk-in pantry, north-east facing covered patio, full sized laundry with external access to a drying courtyard, and double lock-up garage; there is plenty of room for everyone and everything!

2 x split system air-conditioners, ceiling fans throughout, security screens, stone benchtops and quality appliances in kitchen including 900mm gas cooktop, separate shower and bathtub in family bathroom, dual vanities in ensuite, continuous

 5  2  2  450m<sup>2</sup>

### Price

Guiding \$1.15m - \$1.275m

### Property Type

Residential

### Property ID

3285

**Land Area** 450 m<sup>2</sup>

**Floor Area** 221 m<sup>2</sup>

### Agent Details

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### Office Details

Code Property Group  
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gas hot water, pedestrian gated access to backyard, and lock-up garden shed are among the suite of features that enhance comfort, value, and overall appeal.

07 5438 3444

**code**  
PROPERTY GROUP

A well-designed floor plan facilitates good separation of living, something always strongly in demand; the children can be watching movies in the media room whilst the adults enjoy a quiet drink on the patio, there's space for communal celebrations as well as individual zones. The fifth bedroom has direct access to the patio and could be used as a home office/gym (or for other purposes) if not needed as a bedroom.

Inside and out, this is a home with a focus on relaxed, easy-care living where lifestyle is maximised and maintenance is minimised. The garden just needs a regular mow to keep it looking neat and tidy, it's all pretty effortless, leaving you more time for the beach, fishing, entertaining, and other family activities.

Not only are essential amenities accessible on foot, it's a bike ride to the beach (or 10-minute drive) and major hospitals are also within a 10-minute radius. The convenience is exceptional, yet you are tucked away from busy arterial routes in peace and quiet just footsteps to hectares of environmental reserve.

Buyers in the market for family-friendly living in terms of design, location, and lifestyle must act ASAP to secure this one and invest in your slice of the Sunshine Coast dream.

- Expansive single level family living in popular coastal suburb
- 5 bedrooms, 2 bathrooms, media room + open plan living
- Light-filled kitchen with stone benches, WIP, gas cooktop
- North-east facing covered patio overlooking fenced backyard
- DLUG + lock-up garden shed, gated pedestrian side access
- 2 x split system A/C, ceiling fans, continuous gas hot water
- Well-designed floor plan facilitating excellent separation
- Walk to Meridan State College, parks, shops, aquatic centre
- 10 mins to beaches (cycling distance) & major hospitals

- Quiet neighbourhood, ultra family-friendly, always in demand
- Original owner since built, submit your best offer to secure

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