



## URGENT – SELLERS HAVE JOB TRANSFERS – HENCE

This property has so much potential, so don't dismiss viewing it because of its front façade, as once you enter the front door of the home you will see what I am talking about.

You walk into a very large living area (see floor plan for dimensions) with high raked exposed timber painted beams, a great feature through out the whole house. Highest point of the ceiling is 2.9mt, lowest 2.7mt, giving that wonderful feeling of spaciousness. In one corner of the living is a recessed study/office nook, from the living you go thru into what is currently being used as a dining area but being such a good size room, could be a family room as from here it flows into a casual dining, kitchen space. The 4 year young kitchen has the Wow factor, stone bench tops, large free-standing breakfast/conversation bar, glass splash backs, Smeg 6 burner gas top, Teppanyaki plate, stainless steel exhaust fan over it, big electric oven, Bosch dishwasher, space for microwave, lots of drawers for storage, double d

## UNDER OFFER

Address : 20, Maple Avenue, QLD, TEWANTIN, 4565

Area : 701 per sqm

Bedrooms : 3

Bathrooms : 1

Car Space : 2

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Type : House

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door pantry, fridge space for double fridge/freezer with plumbing, all the mod cons. From the kitchen window you have a lovely picturesque aspect out to the back yard & park reserve back drop, no back neighbours.

Sliding doors open from the dining/kitchen to a covered patio with North/East aspect (perfect at this time of the year to sit out with a cuppa and enjoy the winter morning sun) and patio wraps around to the back of the home. There is a built-in bar in a corner of the kitchen, ideal for when you are entertaining.

There are 3 bedrooms all with built-ins, ceiling fans & all have their own reverse cycle air conditioning, as mentioned before they all have the high raked ceilings.

The bathroom is original, (newish vanity) but because it is something a little different have kept it as it is with retro tiling, step in sunken roman bath with shower, toilet is separate with a new loo.

Laundry is adjacent to the bathroom with large linen press, new laundry timber look bench top, open racked shelving above this, direct access out to the back covered patio & clothesline under cover.

The home has 3 sky lights allowing in lots of natural light, they are in the living, dining & bathroom.

Off the side patio as you come out from the kitchen/dining is a courtyard area where you can have a fire pit, sit around on these coolish nights (or days) roast marshmallows with the kids, or have a hot toddy with friends when they come over for a bbq.

The backyard is expansive as it flows down to the park reserve that you can look after and use as your own for that extra room, peaceful private setting.

Great bonuses of 28 Solar Panels - 10kw and a colour-bond shed with one roller door - 3mt x 6mt in far corner of the back garden, pretty flash garden shed with power.

The home is constructed of Besser block externally, brick internal walls that have been gyprocked, solid as you can get. Still some work to be done, which is good as you can then put your style into it to make it your own.

Double carport with direct access into the home and a door at the back of it to walk through to the backyard.

Great position in a quiet street, very short walk just around the corner to the local shops, bus stop and ride your buggy to Noosa Tewantin Golf Course.