

That's an error.

That's all we know.



















23 Cunningham Crescent, Nambour



**"WELL PRICED, GREAT LOCATION PLUS SELF-CONTAINED STUDIO"**

First time offered to the market, owner wants a sale now! Located in a quiet neighbourhood on a 762sqm level allotment, is this neat & tidy home with wide windows which bring in the natural light to the open living, dining, kitchen with raked ceilings, painted exposed beams giving you the feeling of extra height and space. The huge carpeted lounge has room for a combustion heater on a slate tiled surface. It opens onto the very spacious tiled rumpus room. It is also ideal for an office with privacy for clients or ideal for media room. It has a separate external entrance.

The kitchen is a mix of old and new with a stone bench top, quality dishwasher, deep drawers, pantry and lots of cup board space. The reverse cycle air conditioning services the kitchen, dining and living areas.

The 3 carpeted bedrooms are of good size with built-in robes and with the main bedroom opening directly through sliding doors to the paved covered patio you can enjoy your early cup of coffee. It has a security grill to enjoy the natural breezes.

The breeze way between the single lock up garage and main house is covered and has an entrance from the front that will lead you to the patio. The owner has put lots of time and love to maintain the manicured lawns and established stone featured gardens. The fully fenced backyard provides security for your children and pets. There is also proper garden shed on a slab with lockable roller door, shelving and drawers. A rainwater tank comes handy for the garden on those hot and dry days. There is plenty of room for caravan and boat.

**GREAT FEATURE:** The self-contained studio is approved and has a modern kitchenette, bathroom with shower and separate laundry. It has its own covered private entrance away from the main house. This can generate a separate income for the new owners. **"ACT NOW & RING FOR AN INSPECTION!"**

*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.*

4 2 4 762 m2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 1416  
**Land Area** 762 m2

**AGENT DETAILS**

Stephen Colasimone - 0413 416 952

**OFFICE DETAILS**

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