

That's an error.

That's all we know.



















12 Hocking Street, Nambour



### CLASSIC QUEENSLANDER IN MINT CONDITION!

If you're a proud Queenslander or simply wanting to live in the Sunshine State where it's "beautiful one day and perfect the next" then you can't go by this classic character home perfectly designed for the Queensland climate.

This original home has been painted in fresh neutral tones and stands impressively on the high side of the road ensuring lovely breezes and a pleasant outlook.

Outstanding character features include high 11.5 foot ceilings, vee-jay timber panelling throughout, plus beautifully polished solid timber floors. The home has been beautifully restored and features a funky, yet functional new kitchen and an excellent fully renovated bathroom. The kitchen is loaded with extra features including a pull out pantry, wire corner carousal, spice drawers and new appliances and is well located within the home and offers lovely views to the private, green backyard and lush leafy surrounds. There is also a good sized family and dining area which comes complete with built-in seating area. You will also appreciate the separate media room or lounge.

The property also sits on 2 titles representing a great opportunity for future capital growth. There is a remote lock up garage under the home and plenty of height to accommodate an additional room and a workbench for the avid handyman. The current owners have it set up as a games room complete with television and pool table. Additional extras include the provision of fly screens to all windows and a 2700 litre rainwater tank.

A special feature of the home is the delightful Artists studio tucked neatly in the rear corner of the home. With large sloping windows it offers perfect natural light and could also be used for a number of hobbies or as an additional sleep out. There is power to the studio as well. There is also a large covered veranda at the front of the home offering plenty of entertainment options and leafy green views.

Situated on a quiet street and walking distance to shopping centres, schools and public transport the home offers the perfect combination of privacy, serenity and convenience. It is also just 15 minutes from the Sunshine Coasts best beaches and a little over an hour's drive from Brisbane.

If you are looking for a great place to live and will appreciate a home that is in immaculate condition, at a price you can afford then call now to organise an inspection.

3 1 2 810 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2204
<b>Land Area</b>	810 m2

#### AGENT DETAILS

Trevor Jones - 0488 999 156

#### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



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