



3 Holly Green Crescent, Palmwoods



THE ULTIMATE BOX TICKER

Representing unrivalled value in a superb Palmwoods location, this charming 3 bedroom, 2 bathroom family home offers much more than the price tag suggests and is sure to sell quickly. The opportunity to purchase property boasting a sparkling in ground swimming pool, multiple living zones, numerous outdoor entertaining areas, a spacious open plan kitchen and a huge downstairs rumpus with genuine dual living potential in a suburb destined for capital growth at this price is too good to pass up.

Spread over three levels on a leafy 634m2 block, 3 Holly Green Crescent benefits from a prime north easterly aspect that ensures plenty of natural light throughout while a surprisingly large floor plan provides a variety of areas equally suitable for entertaining guests, spending quality family together, or privately relaxing without being disturbed. The smart lay out sees the modern kitchen, complete with gas cooker and ample cupboard/bench space enjoy seamless access to both the adjoining tiled dining area and the large veranda that flanks the eastern side of the home.

The carpeted living room has a fireplace for those cooler winter nights and enjoys great separation from the bedrooms which are located up a small flight of stairs towards the rear of the house. The over sized master enjoys privacy, a bush backdrop vista, access to the pre mentioned veranda and is well serviced by a large walk in wardrobe featuring a basin and mirror make up station. The other two bedrooms are a good size with built in wardrobes and ceiling fans. All three bedrooms sit in close proximity to the large, stylish

3 2 634 m2

Price	SOLD
Property Type	Residential
Property ID	2211
Land Area	634 m2

AGENT DETAILS

OFFICE DETAILS

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



modern bathroom featuring tiles with inset stone and a separate bath and shower.

Downstairs lies a real gem; a huge rumpus room and second bathroom provide a versatile space that could be utilised as a kids retreat, gym/games room, ultimate 'man cave' or hobby/art area. Savvy buyers will undoubtedly be tempted by the potential to add a fourth bedroom here should they wish to explore a dual living conversion that could bring a higher rent return or provide an independent space for a loved one.

The fully fenced back yard is flanked by established gardens that provide a pleasant privacy for the freshly paved swimming pool area; many a memorable day will be spent out here barbequing under the adjustable shade umbrella and cooling off in the lagoon style pool. So many boxes ticked!

Also Featuring;

- Freshly painted interior
- Air conditioning and ceiling fans throughout
- Off street two car gravel parking bay
- Established citrus trees providing large limes for cooking or Coronas by the pool
- Large laundry & plenty of cupboard storage areas
- Garden Shed
- Great school zone and close to amenities and conveniences
- Easy access to the Bruce Highway and Sunshine Motorway; be at the beach or in the hinterland within 20 minutes

Properties as good as this one are normally snapped up quickly so please call me to arrange a private inspection or visit one of our midweek or weekend open homes soon.

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