

That's an error.

That's all we know.











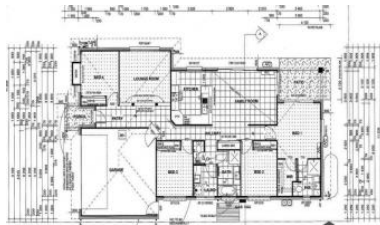








30 Tibrogargan Circuit, Mountain Creek



### A BRIGHT FUTURE FOR YOUR FAMILY

Situated in the ever popular Brightwater Estate, Kelly Rowling is proud to present 30 Tibrogargan Circuit. This 4 bedroom, 2 bathroom residence is the ideal family home. Directly across from one of the many parks, and in the catchment of one of the areas best schools, this is the perfect place to raise your family.

The home is a single storey brick and Colourbond build, with a rendered façade and double garage fronting the property. As you enter under the porch, bedroom 4 and the formal lounge are to your left. Having a bedroom at the front of the property like this is ideal for occasional guests or the older teenager who wants their own space. The formal lounge is an excellent size, and would not take much imagination to make it a media/theatre room.

The tiled flooring continues under the high ceilings, with neutral tones painted throughout. There is direct entry to the home from the remote garage, and bedrooms 2 and 3 sit either side of the family bathroom and laundry. All of the bedrooms have built in robes and ceiling fans, as well as excellent quality carpets. The bathroom is well appointed with a separate shower and bath tub, with the toilet having a separate entry. This is an understated benefit, especially for families with younger children.

From here, the home opens out to the open plan kitchen and family room. Big enough for both seating and dining, this excellent space has an air conditioner and sliding glass doors to access the alfresco area. This makes indoor/outdoor living a breeze, and with everything visible from the kitchen, ideal to watch the kids whether inside or out.

The kitchen itself is well appointed, with the all important golden triangle layout, and a spacious built in pantry, perfect for a growing family. Stainless steel appliances and a server bar to the family area complete this functional and modern kitchen.

The master bedroom is the perfect place for the parents to unwind at the end of a long day. There's an air conditioning unit in here, and ample space for every outfit in the walk in robe. Direct access to the alfresco area means you can have a quiet drink at night, or sit out and enjoy some sun over breakfast. The ensuite means you don't have to lose your expensive shampoo to the kids latest creation, and the sense of space gives a sophisticated feel to this master suite.

This complete package is on a 467m2 corner block, where there is still room

4 2 2 467 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2302
<b>Land Area</b>	467 m2

#### AGENT DETAILS

#### OFFICE DETAILS

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



for a pool, or you can leave with the expansive lawns for the children and pets to run and play. With the beaches of Mooloolaba just 5 minutes away and kilometers of walking and biking tracks on your doorstep, it's not hard to see why demand for properties in Brightwater are so high. And with everything presented so perfectly, we don't expect 30 Tibrogargan Circuit to last long. Contact Kelly today to arrange an exclusive viewing.

At A Glance:

4 bedroom 2 bathroom home in Brightwater Estate

2 car remote garage with internal access

2 living areas and neutral tones throughout

Excellent 467m2 corner block

Right across the road from a large park

Shops, schools, and transport all within walking distance

5 minutes to Mooloolaba beaches, and less to access the Bruce Highway

Please call to book your inspection as there will be no open home this

Saturday 30th of September

*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.*