

That's an error.

That's all we know.

















Sold



27 Wappa Outlook Drive , Yandina



## TO PUT IT SIMPLY: JUST FINISH POLISHING UP THIS DIAMOND AND YOU'LL REAP THE REWARDS!

With work and business commitments recently preoccupying them, time has now gotten the better of the lovely and very much down-to-earth owners of this solid, low-set dwelling. They have been proud to call it "Home" since they had it built for themselves almost 20 years ago; but to be honest, the open road has been beckoning them for a little while. Now that they've reached the decision to Sell they are itching to pack up their belongings; get in the van and set off on the highway; and then see where it takes them!

And that's where you come in ...

If you have read this far I'm tipping that you've already realised that this change in the Sellers' circumstances is likely to present a fantastic buying opportunity for someone who is astute; who has their eyes wide open; and is ready to move (and pounce quickly!) now that the time and proposition is right. And the ingredients for this particular recipe for success are actually very simple: Read on to get an appreciation of the many features this home has to offer; keep an open mind; and then dare to dream that all this can soon be yours!

Situated in a fantastic, family-friendly street in the middle of the much sought-after and tightly held 'Emerald Views' estate the home sits on a large 793sqm block; and also offers:

- Brick construction with tiled roof
- 4 bedrooms, all with built-in robes
- Reverse-cycle air conditioning in the living area; plus ceiling fans in each bedroom
- A private, terraced & fully-fenced yard out back; with big garden shed for storage
- An enormous all-weather undercover entertaining area; complete with a pot belly heater to keep you warm in the cooler Winter months
- Lots of long-term owners in this quiet pocket of town; where you are minutes away from the IGA & local shops; Yandina School; plus easy access to rail and highway links.

The home itself is certainly big enough to accommodate a medium to large family; and whoever buys this one will be working with its great, solid bones.

Sure, you will need to add the remaining floor coverings ... What will you lay down: Would you prefer carpet, tiles, wood or vinyl? Or maybe a combination

4 1 2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 2365

### AGENT DETAILS

Anthony Jeffress - 0414 911 621

### OFFICE DETAILS

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



of them? Hey, YOU get to choose!

Don't like green? No problem! Select the colour scheme YOU'D like, and then finish painting the walls whatever colour suits YOU!

The "project" could be as simple as breezing on in and deciding what you want to do; setting the budget; and then calling in your preferred 'tradies' (who then shouldn't take long to finish the job for you). Or even better - if you're handy yourself - you can move on in, and then just apply your own finishing touches to the 'canvas' that's already here!

Either way – and almost before your very eyes - you could then easily be sitting on almost-instant PROFIT! Don't believe me? Well if you're quick, there's still time to come in and see it for yourself. It really CAN be as simple as laying some floor coverings; adding a few licks of paint; then "Presto!!!" Keep in mind as well that market commentary and all of the recent Sales data has confirmed that Sunshine Coast real estate is on the rise. And only last week the most recent listing in the street was Sold within a mere 24 hours of hitting the market!

Be quick to pull the trigger on this one or else it's likely to be snapped up before you can act. With only limited inspection times available across the holiday break you'd better be sure to contact us today to arrange a time to come to view this terrific home ... If so, you may just be able to snag yourself one of the best "bargain buys" of 2017!

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