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That's all we know.







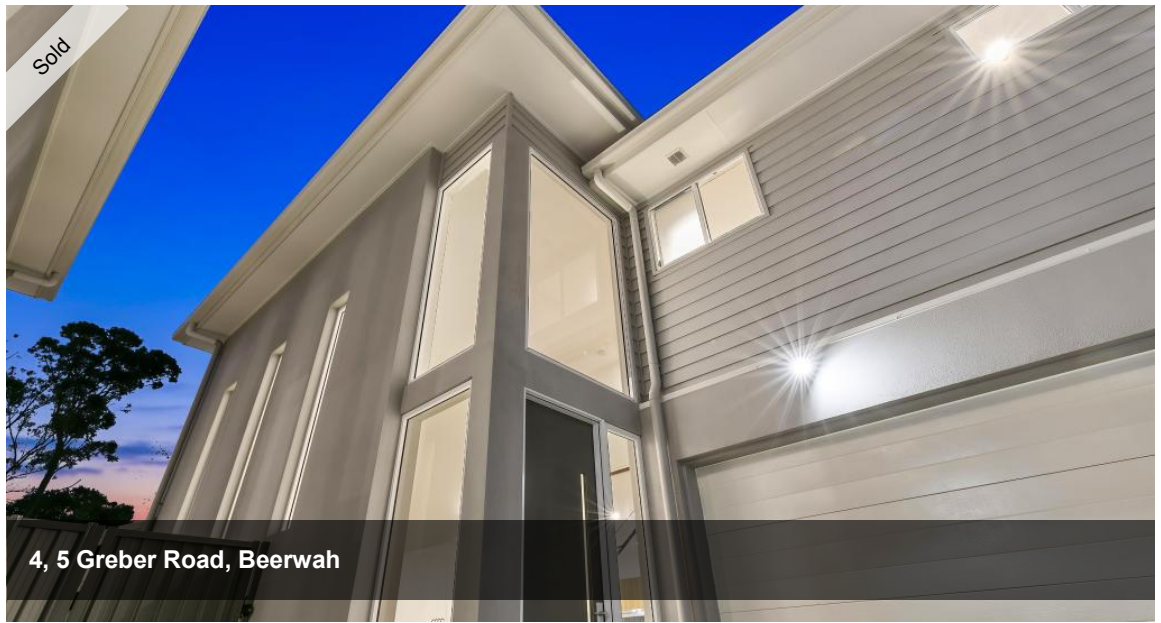












4, 5 Greber Road, Beerwah



## BOUTIQUE SHOW STOPPING TOWNHOME

Exceeding 200m2 this newly built town home is larger than the average house. Extensive use of glass in the main living area provides outstanding natural light and highlights the towering ceilings and void area. Lower level living along with extended outdoor alfresco dining is a delight. The stunning feature staircase is the show stopper that leads to 3 bedrooms, study and a clever walk way overlooking the lower level. Architectural brilliance, priced for entry level buyers.

### The Main Residence

3 spacious bedrooms with quality carpet and built in robes

Master suite finished with high end en suite and floor to ceiling tiling

Feature Natural Oak textured cabinetry provides endless "wow" factor in a stunning kitchen

Classy under mount sink and pull out range in kitchen

Stylish 20 mil stone bench tops and feature glass splash

Soft close drawers in kitchen cabinetry

Additional floor to ceiling pantry

Main living adjoins spacious outdoor alfresco area and continues the impressive Coastal lifestyle

Dedicated study with built in textured oak desk

### The Complex

Purpose built small boutique unit complex with just 4 units on the block

Designed to optimize privacy for all unit owners with spacious yard areas

Unit 4 has a massive 131m2 of exclusive lawn and garden area

Fully fenced and pet friendly

Body corporate fees of just \$1300 per year (inc insurance)

3 2 2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 5551

### AGENT DETAILS

Indiana Voss - 0404 155 581  
 Justin Voss - 0400 822 069

### OFFICE DETAILS

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



### **The Location**

A level site within 1 kilometer of the Beerwah village main hub

Beerwah train station also nearby. Offers a 1 hour 14 minute ride train to Brisbane CBD

“Skippy Park” nearby. Skippy Park is a stunning multi-purpose park and playground with cycle and walking track

The Beerwah Golf Club is just 3 kilometres from your front door

Premier location on the block at the rear of a small boutique complex of just 4 townhouses

### **The Construction**

Newly constructed with full Council certification obtained in September 2022

Termite treated timber frames and trusses all engineered and built per specifications

Surfmist Colorbond roof

Dulux “endless dusk” painted block and NRG exterior

Feature Bassalt painted undercover entertaining areas

Certified and engineered for immediate occupation with 6 year QBCC construction warranty

### **The Price**

Buy new at a second hand price. The construction cost of this new home and the pain involved in building new makes this property great value at \$685,000. Call today for an immediate inspection.

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