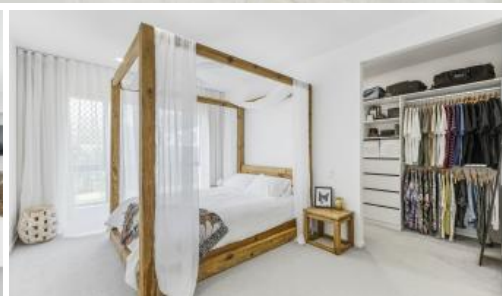


Sold



34 Black Swan Cct, Maroochy River



Near-new Entertainer's Delight!

Ideally located in a quiet corner of a family-friendly neighbourhood, this near-new, single-level home is finished to the highest standard, with a long-list of desirable features making it sure to impress!

Immaculately presented, you can simply move in, relax and enjoy. Completed in early-2022, the property also offers complete peace-of-mind with the Queensland Home Warranty through to mid-2027, and with many fixtures/appliances still under warranty.

Privately tucked away on the edge of the development, the property faces a forested reserve for ultimate peace and quiet, with just a handful of neighbours. The landscaped frontage, large timber door entrance and wide hallway instantly tells you that this home is all about quality and finish. With 195 square metres of living space, this home is generously proportioned, and

3 2 2

450 m2

Price	SOLD for \$960,000
Property Type	Residential
Property ID	17
Land Area	450 m2
Floor Area	195 m2

Agent Details

Phil Wood - 0435 796 186
Arthur Huvelle - 0473 197 154

Office Details

Woods Property Agents

feels spacious, light and airy.

Moving down into the open-plan kitchen that definitely brings the 'wow' factor! The quality is first-class with backlight LED lighting, soft-close cabinetry, herringbone tiles, a large walk-in pantry, stone benchtops, integrated dishwasher, stainless steel appliances and an oversize island bench with feature downlighting.

In the dining and living area, the high cathedral ceilings and clean white spaces are impressive and perfectly proportioned. The bespoke media room is also a standout feature, with a modern sliding barn door entrance, plush carpet, projector and professional acoustic set-up.

All bedrooms are well proportioned, with large windows, ceiling fans, and built-in robes. The excellent private master bedroom is ideally located at the back of the property, and includes a full-length walk-in robe, and a luxurious ensuite with wet-room shower. All bathrooms are beautifully designed with a free-standing bath, floating cabinets and neutral tones.

Sliding doors from the living quarters open out to the private, fully-fenced and low-maintenance outdoor living area. The fully-landscaped and secure garden enjoys a flat wraparound lawn, gravelled fire-pit area, and importantly a double side access gate.

Storage is ample, with a a double garage complete and a huge seperate laundry with built-in soft-close cabinetry.

You will love:

- Near-new designer single-level home
- Luxury modern finishes throughout
- Open-plan living/dining with cathedral ceilings
- First-class kitchen brings the 'wow' factor
- Professional media room / 4th bedroom

SHOP 8 110 Sixth Ave
Maroochydore, QLD,
4558 Australia
0435 796 186



- Edge of development facing a forested reserve
- Private, fully-landscaped and easy-care garden
- Huge separate laundry with built-in cabinetry
- Ducted and zoned AC, ceiling fans throughout
- 3 + 1 Generous bedrooms
- Master with a large WIR plus ensuite with wet-room shower
- Double garage with internal access
- Peace-of-mind of Home Warranty to mid-2027

An ideal location!

Maroochy River is an ideal location, being central to everything and will allow you enjoy the best of the Sunshine Coast lifestyle. Walking distance to the well-regarded Good Samaritan Catholic College, local parks, and just a short drive to the glorious surf beaches at Marcoola and Mudjimba.

Please contact Principal Agent and Director, Phil Wood, on 0435 796 186 with any questions.

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.



34 Black Swan Circuit, Maroochy River

3 Bed 2 Bath 2 Car



Total Living: 195m²
Block Size: 450m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.