

**1/44 Tramline Rise, Burnside, Qld 4560**



**Duplex/Semi-detached For Sale**

Tuesday, 23 January 2024

1/44 Tramline Rise, Burnside, Qld 4560

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Jason Stock

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**\$659,000**

The chill of the glass on the palm of your hand, as Friday evening drinks on the rear patio begin: unwinding the week that was, as the sun sets slowly behind the range, darkness slowly engulfing the view stretching to Woombye. As darkness settles in, the flickering lights of the fire take hold and the week is all but a memory. Welcome to Friday evenings at 1/44 Tramline Rise, Burnside. This spacious, low maintenance, single level home is sure to arouse your attention: from the wide, timber front door, to the gorgeous kitchen complete with stone bench tops and feature black sink & tap - all looking across the open plan living area, bursting with natural light, through the stacker door and out to the rear timber deck and the views beyond! What will quickly become one of your favourite features is the direct access from the Master Bedroom, to the rear deck - literally 8 steps from a waking stretch, to taking in your new view. The Master also features walk in robe, Ceiling Fan, Air-Conditioning and a beautiful ensuite with floor to ceiling tiling. 2 secondary bedrooms feature Built in Robes and Ceiling Fans. But wait there is more: the main bathroom (also featuring floor to ceiling tiling), is home to an enormous bath: the perfect place to relax and unwind on those cool, Winter nights. A separate laundry means, there is no tripping over the cars to access the Washing machine, whilst the double garage features electric roller door and additional space & shelves for storage. The man hole in this place is the biggest you'll ever see and there is additional storage in the ceiling void. The peace & tranquility at this home is another feature that will really capture your attention: it is just so quiet! While the addition of a second gorgeous deck has truly reduced the yard size to a minimum (magically enhancing the outdoor living in the meantime), there is a small shed to store all the gardening tools! But we have saved the best for last: this Duplex unit is completely DETACHED. No shared walls, no Body Corp, no shared insurance ... all yours! Property is available for immediate settlement. Call today and make this home YOURS! FEATURES: Single Level, Low Maintenance Fully DETACHED 3 Bedroom Duplex 2 Bathrooms with floor to ceiling tiling Huge Bath in Main Bathroom 2 Rear Decks with Views to Woombye Café blinds for the cool Winter nights Large stacker door access to Rear Deck/Patio Double Garage with storage Additional storage in ceiling 2.55m ceilings throughout Ceilings Fans throughout 2 Fujitsu Air-Conditioning units Separate Laundry Fully Fenced Small Shed Security camera system (4 cameras) Vinyl planking flooring in the living Water to the Fridge Additional Power Points in bedrooms 2 TV point locations in the living Colorbond roof \*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.