

# 1 Mantis Crescent, Caloundra West, Qld 4551



## Sold House

Monday, 14 August 2023

1 Mantis Crescent, Caloundra West, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 379 m2**

**Type: House**



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**\$715,000**

1 Mantis Crescent in Caloundra West offers a blend of contemporary and low-maintenance living in a community minded and convenience rich location adjacent to nature reserves, delivering a peaceful and tranquil setting to call home. This homes ideal location on a corner block gives bonus outdoor lawn space for those not wanting to spend their weekends mowing it, in what is a simple but beneficial layout; the lack of neighbour on its side draws masses of natural sunlight into the home in addition to warmth in winter and cool breezes in summer. The floorplan of the home is fantastic, with convenience of a double garage welcoming you home to spaces where bedrooms are cleverly separated from each other with the main bed, ensuite and walk-in-robe at the front of the home, separated from the other bedrooms by a media room or second lounge. Bedrooms two and three are again of great size, with built-in-ropes and ceiling fans and are both readily accessible to a central main bathroom with separate shower and bath, and toilet room adjacent. A covered outdoor entertaining space is accessible to large sliding glass doors and security doors from an open plan lounge, dining and kitchen space with built-in study nook. The media room is a versatile space where a kids' play room, second living, or home office are viable choices, or alternatively would suit a guest room for visitors if the space was required, given its sliding doors to provide privacy. The kitchen here at Mantis Crescent is fit for the chef of the home given its large family pantry, stainless appliances including dishwasher, and wide oven with gas cooktop to boot! In the backyard is a clothesline, garden shed and water-tank. Sweet dreams are made of these: - Corner block, heaps of natural sunlight - Adjacent to Nature Reserve + bike paths - Media room or second living room - Double garage - Great floorplan, separation of bedrooms - Well-maintained, well looked after - Water tank + garden shed - Air-con in lounge room - Ceiling fans throughout

Arbour Estate gives focus to all things we love here in Queensland with a focus on family friendly outdoor activities; across the street are paved bike paths running laps around the estate with a nature reserve backdrop, leading from Arbour Park to neighbouring estates and shops. Unity College, Baringa State Primary and Goodstart early leaning Baringa are all nearby, with Baringa Shops a convenient drive away, with Caloundra's favourite beaches easily accessible. Don't miss the opportunity to own this well maintained home where you're met with nature reserves across the street and natural sunlight inside! Contact Nick Bowen today to arrange an inspection.