

# 11 Fairy Wren Court, Beerwah, Qld 4519

**McGrath**

## House For Sale

Thursday, 4 January 2024

11 Fairy Wren Court, Beerwah, Qld 4519

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 452 m2

Type: House



Cassi Nuske  
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## Over \$749,000

Perfectly positioned in Beerwah's desirable Woodgrove Estate at the end of a peaceful cul-de-sac, sits the immaculately presented residence of 11 Fairy Wren Court. Boasting a level, easy-care parcel, versatile floorplan, and a private backyard with room for a pool, this charming home combines comfort and style with the convenience of parks, schools, and shops within walking distance; all that's left is to move in! The contemporary light-filled home comprises three built-in bedrooms with ensuite and walk-in robe to master; additional bathroom with a large bathtub and separate toilet; a well-appointed kitchen with electric cooking, dishwasher, and large island bench; 2.7m high ceilings; security mesh doors plus split system air conditioning for year-round comfort. The beautifully presented exterior features a rendered finish, tiled roof, garden locker for convenient storage, lush gardens, and vehicle side access perfect for a small boat or trailer. The private alfresco is the ideal place to relax and unwind after a busy day while the fenced backyard provides a safe sanctuary for pets and children. Within walking distance to nearby parks, schools, and town services this is an ideal property for first-home buyers, down-sizers, young families, and investors. Homes of this calibre don't last long; an inspection is highly recommended to fully appreciate this fabulous property!

- Low-set contemporary rendered home with tiled roof-
- Easy-care 452sqm level parcel at the end of a cul-de-sac-
- Light and airy residence with a flexible floorplan-
- Open-plan living and dining area with split system air conditioning-
- Spacious master bedroom with ensuite and walk-in robe-
- Additional bathroom with large bath and separate toilet-
- Remaining two bedrooms with built-in robes and split system air conditioning to one room-
- Well-equipped kitchen with electric cooking, dishwasher and double sink-
- 2.7m high ceilings-
- New LED lights-
- Covered alfresco with lush gardens-
- Single car garaging with remote door-
- Vehicle side access for small boat, trailer-
- Large garden locker-
- Security mesh doors and tinted windows-
- Rainwater tanks plumbed to laundry and toilets for water efficiency-
- Gas hot water system-
- 30 minutes to University Hospital and Sunshine Coast beaches-
- 60 mins to Brisbane CBD and Brisbane International Airport

Disclaimer: McGrath Coast & Hinterland will not be held liable for errors in information, parties to determine if the information is accurate.