

# 11 Karumba Place, Beerwah, Qld 4519

AMBER WERCHON

## Sold House

Saturday, 28 October 2023

11 Karumba Place, Beerwah, Qld 4519

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Sean Carter  
0405975975



Matthew Dicoski  
0458828504

## Contact agent

Amber Werchon Property presents to the market 11 Karumba Place, Beerwah. Whether you are looking for a great investment opportunity or to secure a modern family home, this could be the one for you. This beautifully presented, low-maintenance home at the end of a quiet cul-de-sac is located in the heart of the Hinterland at the base of Mount Coochin in Beerwah's popular Coochin Hills Estate. Currently rented at \$660 per week, lease ending in September 2024. Current rental appraisal - \$650-\$700 per week. The well-designed floor plan provides comfortable family living with open plan living zones for the whole family to spread out. Offering four bedrooms, two bathrooms, a spacious open plan family, kitchen & dining which provides the ultimate family lifestyle. The bright and breezy open plan family and dining with air conditioning and ceiling fans flows from the spacious kitchen out to the covered entertaining area. This allows for all-weather entertaining which is achieved through the indoor and outdoor areas. The modern, spacious kitchen offers ample storage, Caesarstone bench tops, pantry and dishwasher. Master bedroom located at the front of the property features a large walk-in robe, ceiling fan, air conditioning and ensuite. The other three bedrooms are all equipped with built-in wardrobes and ceiling fans. The main bathroom is equipped with a good-sized shower, and separate bath, there is also a separate toilet and laundry area at the rear of the double garage. The spacious backyard provides plenty of space for the kids and family pets to enjoy and an opportunity to add a sizeable swimming pool or shed plus side access with enough room for a boat, trailer, caravan or to simply enjoy the open space. This home features air conditioning, ceiling fans throughout, low maintenance gardens, double garage with internal access, all on a fully fenced 650m<sup>2</sup> block. Ideally located to take advantage of the near by mountain hiking trails and the ease of connection to schools and town services by idyllic walking paths, this property offers a tranquil retreat with every convenience at your doorstep. All this and only a short drive to multiple schools located in the Beerwah State Primary and Beerwah State High School catchment zones, a short drive to Beerwah shopping centre, close proximity to Glasshouse Christian College, 30 minutes to Sunshine Coast University Hospital and beaches, and one hour to Brisbane International Airport and CBD. Properties like these don't stay long on the market, so phone Sean today to book your inspection! Currently rented at \$660 per week. End of lease - September 2024. Rental appraisal - \$650-\$700 per week. Rates - \$2,351 per year. S K Consultancy Group Pty Ltd working in conjunction with Amber Werchon Property.