

16/1 Shaw Street, Meridan Plains, Qld 4551



House For Sale

Tuesday, 14 November 2023

16/1 Shaw Street, Meridan Plains, Qld 4551

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 114 m2

Type: House



Mark Allen
0401296550



Mish Thomas
0407010720

Auction

A VERY MERRY AUCTION EVENT IN-ROOM SATURDAY, 9TH DECEMBER 2023 REGISTRATION FROM 2:30PM AUCTIONS STARTING AT 3:00PM Step into summer in style with this townhouse at Creekwood Central Estate-not just a home, but one of the most desirable on the market. Perfectly positioned between Sunshine Coast beaches and the serene hinterland, this residence offers a blend of modern luxury and practical design. Time is of the essence for those looking to secure a place where low-maintenance living meets comfort. Whether you're a first-time buyer, an owner-occupier seeking tranquility, or an investor eyeing rising rental returns, this opportunity won't wait. Envision hosting memorable summer gatherings on your expansive outdoor balcony, seamlessly connected to the open-plan kitchen and dining area. The clock is ticking on claiming this haven-a haven that stands out with its style, convenience, and the promise of summer celebrations. Featuring a spacious master bedroom with an ensuite and built-in robes, this townhouse is a testament to refined living. Embrace the lifestyle change that Creekwood at Caloundra offers, and make this residence your own before summer takes full bloom. This isn't just any home; it's one of the most sought-after properties in the market, awaiting someone with a discerning taste for the good life. Act now and secure your place in the heart of Creekwood Central Estate, a summer haven that promises an exceptional lifestyle. Just outside the property are walking tracks, and it's just a few seconds walk to the park. Walk or drive just around the corner to the local shopping centre, with an Aldi supermarket, post office, cafe and a variety of other shops, including a 7/11 petrol station. Property features:

- Currently tenanted on a periodic lease.
- Rent appraised at \$550 - \$570 per week.
- Walk to the highly regarded Meridan State College.
- 2 carpeted bedrooms with built-in robes and ceiling fans.
- Master bedroom with an ensuite.
- Stylish open-plan kitchen and dining space opening onto a large balcony.
- Single secure carport with remote controlled garage door.
- Security screens throughout.
- Convenient location close to schools, shops and transport.
- Enjoy Creekwood with its multi-purpose park, kids playground, BBQ facilities, skatepark, and walkways.
- Great kids park just a short stroll away.
- Close proximity to the Sunshine Coast University Hospital Precinct.
- 5 minutes to Caloundra CBD.
- 10 minutes to the beach.
- Public transport only a 5 minute walk away.
- Body Corporate Fees approximately \$589 per quarter.
- Rates approximately \$1,140 per 6-monthly.
- Water bill approximately \$309 per quarter.
- Built-in 2016.

If you would like to arrange an inspection of this property, please contact Mark Allen at Harcourts Community on 0401 296 550. NOTE - Photos are indicative only. Buyers should satisfy themselves through an inspection of the home.