

17 Clearwater Cres, Toogoom, Qld 4655

House For Sale

Thursday, 25 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Kleyre Napper
0497784697

\$1,100,000

Act now and seize this one-of-a-kind opportunity! Presented by Toogoom Properties, 17 Clearwater Crescent, offers unmatched privacy and exclusive waterfront living. With no neighbouring properties nearby, this spacious 1594m² lot overlooks Lake Kalvert with its vibrant wildlife, including various bird species and majestic black swans. Featuring four bedrooms, two bathrooms, and a generous open-plan living area, this home is perfect for comfortable living. Enjoy entertaining in the covered outdoor space, alongside a sparkling inground pool. Plus, there's ample parking with a two-car garage and a substantial 9 x 10m two-bay shed, there is also additional space for vehicles, a caravan, or boat, secured behind an electric gate. This well-maintained home, is environmentally conscious, boasting an on-roof solar hot water system and 2 solar power systems with 38 solar panels for energy efficiency. Adding to its eco-friendly features, a 5000-litre grey water tank with irrigation facilities enhances sustainability. Don't wait—secure your slice of paradise today!

Indoor features:

- A modern, fully equipped kitchen complete with a dishwasher, electric oven, and cooktop. Ample storage provided by a walk-in pantry, cupboards, and drawers, and an expansive island bench ideal for meal preparation and casual dining.
- A comfortable lounge room with air conditioning and ceiling fans, seamlessly connected to the undercover entertainment area for versatile relaxation and gatherings.
- A king-size master bedroom with amenities including air conditioning, a ceiling fan, a spacious 4-door wardrobe, an ensuite, and a separate toilet.
- Three additional bedrooms, each featuring built-in robes, ceiling fans, and air conditioning for added comfort.
- A family-size bathroom with a stand-alone shower, full size bath, and separate toilet, catering to the needs of a busy household.
- A thoughtfully designed laundry with ample storage and bench space, enhancing functionality and organisation.
- Easy-to-clean and maintain tiled and vinyl plank flooring throughout.
- An added layer of protection with security screens fitted to all windows and Crimsafe to all doors.

Outdoor features:

- Fantastic undercover outdoor area complete with retractable ceiling to floor pull down blinds.
- 8mx4m sparkling inground saltwater pool.
- Side access allowing for additional parking behind an electric gate.
- Fully fenced low-maintenance yard, featuring established fruit trees, passion fruit vines, pumpkins and a herb garden.

Lake Kalvert provides a serene visual delight, fostering a tranquil atmosphere for residents. For those seeking dynamic water activities like paddle boarding, kayaking, jet skiing, and swimming, the lively Moreton Street district presents an ideal destination. Only a short 15-minute stroll or a quick 3-minute drive away, this area provides convenient access to the waterfront. Additionally, Moreton Street boasts a public boat ramp and delightful local cafes, providing the perfect setting for dining and relaxation following a day on the water. The local Toogoom Fishing Club is a must for avid fisherman and holds regular fishing competitions throughout the year. 17 Clearwater is a home designed for practical living amidst the beauty of Toogoom with its sandy white beaches, stunning sunsets, and quiet coastal lifestyle. If this property meets all your criteria but immediate occupancy isn't feasible, feel free to discuss options with me regarding holiday or long-term rentals.

Toogoom, lies just a short 20-minute drive from the heart of Hervey Bay. Here, residents enjoy convenient access to a vast array of amenities, including popular retail stores like Coles, Woolworths, Aldi, Fresh & Save, Kmart, Big W, Spotlight, Bunnings, Anaconda, and BCF. Additionally, the town boasts several health centres and one of the largest hospitals in the Wide Bay area, Hervey Bay Hospital along with two private hospitals. Please call exclusive marketing agent Kleyre to book your private inspection of this lovely home today!

Property Code: 21