

**17 Nuttall Street, Lawnton, Qld 4501**



**Acreage For Sale**

Wednesday, 8 May 2024

17 Nuttall Street, Lawnton, Qld 4501

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 4029 m2**

**Type: Acreage**



Pauline Barlow  
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## Just Listed

Pauline Barlow is proud to present 17 Nuttall Street, Lawnton to the market for the first time. \*Please Watch the Video\* Take in the peaceful surrounds as you meander down the driveway, with over an acre of lush private gardens, with birdlife and abutting an additional Koala corridor, you really will feel the serenity! This Architecturally designed home is simply stunning with versatile living. Offering Queenslander features with signature entry and wrap around verandas - perfect to sit & unwind with a cuppa or a glass of wine, while taking in the surrounds. UPSTAIRS- Experience the Character and Charm with high ceilings, decorative cornice, bay windows and stunning polished floors, with the modern features of ducted heating/cooling, ceiling fans and crimsafe style doors perfect for gentle breezes. The front room with double french doors is currently used as a study but is large enough to be used as a 4th bedroom or extra living area as desired. A large formal lounge room and combined formal dining room with bay window and doors to the veranda, make for a lovely area to sit with friends and family, whilst taking in the garden views. The stylish kitchen is the central hub with stone benchtops/breakfast bar, glass splashbacks, double oven, electric hotplates, dishwasher, built in microwave and pantry with plenty of cupboards. A separate family room is perfect for informal gatherings, watching TV and extends out to the undercover entertaining deck via large stacker doors, with pull down blinds and access to the yard via steps. The Master bedroom suite has a WIR and spacious ensuite with Spa Bath, Shower, Twin Basins, heat lamps and a door to the toilet. Access via doors to the veranda, create a lovely space to sit and relax. Bedroom 2 and 3 are also a generous size and offer BIRs. The main Bathroom has a full size bath, shower and basin. There is a separate powder room. The Hallway has storage cupboards with an internal timber staircase to downstairs and a door leading to the Entertaining area. DOWNSTAIRS - Legal Height A large Rumpus or 5th bedroom and living area, double cupboard and with its own entry and doors to another Undercover entertaining area perfect for parents or teenagers. There is also a separate laundry with toilet, shower, sink, benchtop and cupboards. Under stairs storage, internal access to the large double garage with workshop/storage area and auto door with high clearance. OUTDOORS - Entertaining continues upstairs on the huge deck perfect for gatherings like Christmas Day with all of the family and downstairs entertaining overlooking the large Sparkling Salt Water Chlorinated pool, sure to be a hit with all of your family and friends. Underneath the house is full height storage for toys and equipment with 5000 litre Water Tank, Hot water service and doors that make access a breeze. There is a large shed with concrete floor, 12 solar panels and 3 phase power with room for 2 vehicles plus extra space. A separate Caravan/Boat carport or extra undercover entertaining area as well as additional off street parking available. Bring the kids, the pets, the toys and your parents. There is room for everyone to come and play or simply relax in the quiet lifestyle in your own private sanctuary! Featuring: \* Crimsafe Style doors \* Ceiling fans throughout \* Curtains & Blinds \* Ducted Heating & Cooling \* External blinds \* 3 Phase power \* Water Tank for Gardens \* Driveway lighting \* Pet door. Situated in Lawnton within walking distance of Lawnton Primary School, close to Lawnton Train Station and Sunshine Coast University in Petrie, North Pine River, Schools, Shops, Strathpine Shopping Centre, Transport, Pool and more. Be quick don't miss out, call Pauline Barlow today on 0432 214 796