

# 18 Hotspur Crescent, Little Mountain, Qld 4551

AMBER WERCHON

## House For Sale

Monday, 22 January 2024

18 Hotspur Crescent, Little Mountain, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 756 m2

Type: House



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## PLEASE CONTACT AGENT

Amber Werchon Property presents to the market, 18 Hotspur Crescent, Little Mountain: This solidly built brick and tile home on an easy care 756m<sup>2</sup> block adjoining leafy reserve, offers wonderful privacy and a relaxed coastal lifestyle all the family will love in a whisper-quiet neighbourhood just minutes to schools, shopping, and beautiful beaches. Across a single level the home comprises four bedrooms, two bathrooms, central modern kitchen, two living areas, north facing covered alfresco timber deck, separate laundry, and double lock up garage plus side access. Partially renovated by current owners and well presented, features include split system air-conditioning in master and main living, floor to ceiling tiles in stylish ensuite, engineered stone benches in kitchen, gas cooktop, stainless steel appliances including Bosch dishwasher, ceiling fans throughout, security screen sliding doors, separate bath and shower in family bathroom, and direct external access from master bedroom. Designed for low maintenance living inside and out, you can spend more time doing the things you love with your family and friends; and weekend BBQs on your private deck with its delightful, treed outlook will be a pleasure. The back yard is perfect for children and pets to play, and there's plenty of room for a pool, trampoline, cubby house etc. Located in a whisper-quiet family-friendly pocket of Little Mountain on a no-through crescent with neighbourhood traffic only and elevated to capture cooling sea breezes; it is position-perfect in every sense. With only one immediate neighbour, privacy and peace are maximised – you truly are tucked away from the hustle and bustle, yet still conveniently close to all the essentials and beaches. Major amenities including public and private schools (Meridan State College catchment zone), local shops, parks/playgrounds, shopping centres, and stunning beaches are within a 5-10 minute radius; and its only 15 minutes to Sunshine Coast University Hospital precinct and one-hour to Brisbane International Airport. Pack the surfboards, sunscreen, bicycles, and fishing rods – and get ready to fully embrace the good life in this sought-after location where lifestyle is king, and the living is easy. You are going to love it here! Du Preez Family Pty Ltd and Papin Property Pty Ltd working in conjunction with Amber Werchon Property.