

2/28 Flounder Crescent, Toolooa, Qld 4680

House For Sale

Tuesday, 14 May 2024



2/28 Flounder Crescent, Toolooa, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 143 m2

Type: House



Angie Kulikov

OFFERS OVER \$339,000

Step inside this impeccably designed three-bedroom duplex, perfectly tailored for first-time buyers, savvy investors, and those seeking to downsize without compromising on style and comfort. Discover a contemporary living experience in a home that harmonises modern conveniences with effortless charm. Upon entering, you are greeted by a spacious open-plan living area, adorned with a stunning feature wall and sleek tiling underfoot. This inviting space seamlessly integrates with the outdoors, where sliding doors reveal a private courtyard, a sanctuary of tranquillity amidst lush, manicured gardens. Culinary enthusiasts will delight in the modern kitchen, equipped with an electric cooktop, electric wall oven, and an island bench that doubles as a breakfast bar. Ample storage, a dishwasher, and a pantry enhance functionality without sacrificing aesthetics. The generous master bedroom is a retreat in its own right, offering space for a king-sized suite, and includes a walk-in robe and an ensuite that boasts exclusive glass doors, ensuring privacy and elegance. Air conditioning in this and the second bedroom ensures comfort across all seasons, with the latter also featuring built-in robes for streamlined storage. Maintenance is a breeze with tiled bathrooms and laundry, extending to the ceiling for easy upkeep. The laundry's custom cabinetry and direct outdoor access is thoughtfully designed for practicality. Security and convenience are paramount, with a double lock-up remote garage providing peace of mind. Gas hot water, screens, and fans throughout the residence assure year-round comfort. Experience eco-friendly living with this home's modern solar system! Installed in March 2023, the 18 solar panels generate a robust 6.6 kW, ensuring energy efficiency and cost savings year-round. Say hello to sustainable living and lower utility bills! This gem of a property comes without the added expense of body corporate fees, ensuring a savvy investment or an idyllic lifestyle choice for discerning buyers. Don't miss this opportunity to secure a slice of Toolooa's finest living. Join Angie Kulikov at the scheduled Open Home to secure this beauty of a property! Council Rates: \$3,300 per annum approx. Body Corporate Rates: NIL Rental Appraisal: \$400 to \$430 per week approx. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**