

2/34 Egret Avenue, Woombye, Qld 4559



House For Sale

Wednesday, 15 May 2024

2/34 Egret Avenue, Woombye, Qld 4559

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 182 m2

Type: House



Tanya Murphy
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For Sale by Openn Negotiation

For sale by Openn Negotiation (openn.com.au). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval. Your Ideal Agent is excited to bring you this stunning, duplex home - built with design in mind and providing that high end lifestyle with low maintenance we all love! Situated in the sought-after Woombye locale, this property enjoys proximity to local amenities, schools, parks, and public transport, providing ultimate convenience for families and professionals alike. What We Love About the House: * Under 7 years old * Light and airy, large open-plan lounge/dining area with air-conditioning and plenty of natural sun light * Large glass sliding doors opening onto the undercover entertainment area where you'll catch the beautiful breezes * Main bedroom with ensuite and walk-in-robe and air conditioning * A further two generous size bedrooms with built-in-robe and ceiling fans * Modern kitchen with stone bench tops, dishwasher, 900mm electric oven, five burner gas top, range hood and spacious walk-in pantry * Titled floors throughout for easy and low maintenance * Separate laundry area * Fully fenced backyard * Double lock up garage with remote control and internal access Options Available: Vacant Possession: The property is available for vacant possession, offering the flexibility for immediate occupancy by new owners. Tenant Remain: For investors, there is an option for the existing tenant to remain, providing a steady rental income stream from day one. The property is currently rent at \$580 per week and is due a rental review. Please note that the property photos have been virtually staged due to the tenancy being in place. Don't Miss Out: Whether you're searching for your dream family home or a savvy investment opportunity, this property offers the perfect combination of style, comfort, and convenience. Don't miss your chance to secure this remarkable property in one of Woombye's most desirable locations. Contact us today to arrange a viewing and make this your new home sweet home. YOU WON'T BE DISAPPOINTED! _____ *Disclaimer: Whilst great care is taken to ensure this information is accurate and reliable, we do not have control over its source, accordingly, Your Ideal Agent and its staff will not accept responsibility for any misrepresentations contained herein, mistakes or errors. Intending tenants are strongly advised to rely solely upon their own independent enquiries and to seek professional advice from their accountant, lawyer, and other professions as required.