

# 23 Bowerbird Ave, Burnside, Qld 4560



## House For Sale

Friday, 1 March 2024

23 Bowerbird Ave, Burnside, Qld 4560

**Bedrooms: 4**

**Bathrooms: 2**

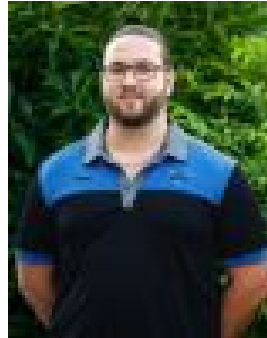
**Parkings: 2**

**Area: 600 m2**

**Type: House**



Tony Brown  
0411074022



Michael Crichton  
0754487700

**\$840,000**

Bowerbird Avenue is a short side street comprising of quality, modern homes. Number 23 is no exception offering a perfect blend of Queenslander/pole home character with modern conveniences you'd expect in a 2020 built home. Fronting the Whalley Creek Environmental Corridor provides peace and privacy, and a five-minute drive to Nambour CBD and train station means you're close to everything you need when it's time to head out.- 4 bed/2 bath, internal 2x garage- Large open living, wide covered deck- Well-appointed kitchen/bathrooms- Air-conditioning and ceiling fans- Energy efficient lighting/insulation- 5Kw grid connected solar PV- Fenced 600sqm, room future pool- Potential to enclose under home- Private setting, no neighbours behind- Views over adjoining nature corridor- Balance new home warranty (QBCC)- Ready to move in or rent-out Well established and still within QBCC warranty period makes this property a possible alternative to a new build. 1.7km to schools, and not much further to the local shopping village means this position will only become more sought after as the area continues to grow. If you've been searching for a modern home, though still want to be close to the things you need, this property is worthy of a closer look. Rates & rental information: Council rates and water charges Property Code: 3064