

23 Griffin Crescent, Caloundra West, Qld 4551

House For Sale

Thursday, 8 February 2024



23 Griffin Crescent, Caloundra West, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Yianni J. Mooney

0420300977

Offers Over \$989,000

Yianni Mooney Property presents to the market 23 Griffin Crescent, Caloundra West. Sellers' instructions are clear – must be sold. Enjoy a sought-after location – great neighbourhood – perfect for all the family. This generous sized solid brick family home offers low maintenance living all on a great 650sqm parcel of land with a rare large side access. All on one level for easy-care living and good connectivity, the home is complete with four bedrooms, two beautifully renovated bathrooms and oversized living and dining areas. A dedicated media room completes the home and can easily be converted to an additional bedroom or that extra family lounge area. The stylish and recently renovated central kitchen is well laid out and equipped with quality appliances, great benchtop space and loads of storage, and conveniently opens out to a great outdoor living space, showcasing an undercover alfresco area for you to entertain family and friends all year round. Enjoy endless days and the beautiful Sunshine Coast climate in the pristine saltwater pool, complete with pool house – your family will certainly feel like they are holidays all year round. Other features include double car garage with additional car parking, separate laundry, ceiling fans, split system air-conditioning, security screens, generous storage. Fully fenced and with its attractive external footprint, this home has been designed with beautiful high ceilings, all adding to the stylish appeal. Side access makes it easy to accommodate the boat, caravan and trailer. This home boasts the perfect family lifestyle and offers a wonderful Sunshine Coast lifestyle. This exceptional location of this property is emphasised by its proximity to popular coeducational Unity College, offering Prep to Year 12, family friendly Canavan Gracie Recreational Park, as well as numerous walking and cycling paths. Bellvista is renowned for its multitude of parks, walkways and lakes scattered throughout the Estate. Other local amenities include childcare, the popular Bellvista Tavern, IGA Supermarket and public transport – all this within a short drive to Caloundra CBD and beaches. This is a popular lifestyle location and offers quiet residential living without compromising convenience to everything you could want or need. Buyers in the market for a sizeable contemporary family home to live in and raise a family will find this the ideal property. Don't miss this opportunity to take advantage of potential future rewards of capital growth in this sought after location. Must be sold. What we love about the property: - Family Caloundra West location – quiet neighbourhood - Four bedroom solid brick home – fully fenced - Beautifully renovated kitchen - quality appliances, great storage - Functional floorplan - dedicated media room - Spacious open plan design – high ceilings - Both bathrooms recently renovated - Covered alfresco area – perfect for entertaining - Inground saltwater swimming pool – pool house - Master bedroom with private ensuite and walk-in robe - Bedrooms come complete with built in robes and ceiling fans - Double lock-up garage – additional car parking - Side access for trailer, boat and caravan - Lifestyle Estate with parks and walkways – easy walk to local shopping - Quality Hybrid timber look flooring and tiles throughout - 6.6kw solar system – save on electricity costs - Security screens - Split air-conditioning in both living room and media room - IGA and Bellvista Tavern just moments away - Easy stroll to family friendly Canavan Gracie Recreational Park - Quick access to Bruce Highway – moments to Caloundra CBD - Short drive to Caloundra's pristine beaches - 10 minutes* to the Sunshine Coast University Hospital - 25 minutes* to the Sunshine Coast Airport - 60 minutes* to Brisbane International Airport. Should you require any further information, please call Yianni on 0420 300 977* approximately. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.