

# 28 Myrtle Place, Mountain Creek, Qld 4557

**FAA PROPERTY**

## House For Sale

Monday, 18 March 2024

28 Myrtle Place, Mountain Creek, Qld 4557

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 684 m2**

**Type: House**



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**\$1,200,000**

Property Features:

- Master bedroom complete with ceiling fan, split system air-conditioning, walk in robe, ensuite and direct outdoor access to the patio
- 3 additional bedrooms, complete with ceiling fans, and built in robes
- Open, seamless flow with the kitchen and dining to multiple living areas and outdoor patio
- Modern kitchen with 40mm stone waterfall benchtop, induction cooktop and dishwasher
- Secluded property with front hedge, fully fenced yard and a separate fenced garden area
- water tank, solar panels and dedicated garden/storage area
- Dual lock up garage with a single bay drive through to the backyard
- Currently Rented: \$760 per week till August 2024

Situated in the highly sought-after, Brightwater estate is this massive family home! This property is neatly positioned at the end of a quiet, cul-de-sac on a sizable 684m<sup>2</sup> block and certain to tick all the boxes that a family or investor are looking for. The home is tucked in behind a large manicured hedge with a wide driveway that leads into the double lockup garage. Open plan layout with white tiles throughout and plenty of windows creates a large spacious atmosphere with plenty of natural light. A roomy back yard that stretches around the rear of the fully fenced property with an area sectioned off for the clothes line and possibly a veggie garden away from the children or animals. Even a little added bonus of established lemon, orange and lime fruit trees.

The living and dining areas in the centre of the home with a separate lounge room and a huge rumpus room complete with its own powder room, outdoor access to the patio and plenty of storage space for games or toys. A perfect place for a children's play area or a media and games room. Modern kitchen with large corner pantry, induction cooktop, and spacious waterfall bench which leaves plenty of room to pull up a few kitchen stools.

The master bedroom has ceiling fan, walk-in wardrobe, ensuite and outdoor access to the patio. All other bedrooms have ceiling fans, built-in wardrobes with mirrored sliding doors, and security screen windows. The fourth bedroom has two access points, perfect for a guest room for someone to come and go, or a common room for the children. With so much open plan living space the designated dining area can easily be converted into a home office or study room.

The main bathroom complete with corner shower and bathtub and separate toilet. Dedicated spacious laundry room with direct access outside to clothes line. The property is equipped with solar panels a large water tank to help reduce the rising cost of living. The garage also has a single bay drive through to access the back yard, easy access to store a trailer or boat.

There are plenty of living space in the house, you won't know what to do with yourself, the options on the interior of the home are endless with so many living spaces, and outside you'd have room for a play gym, garden shed, or even a pool.

The property is located in a great central Sunshine Coast location. Less than a 5 minutes' drive to Brightwater Hotel for dining out, next to shopping precinct where you'll find grocery stores, beauty and healthcare outlets, medical centre, childcare centre and Brightwater State School that offers after hours child care. The property is close to the beaches, parks, nightlife and little treasures that the Sunshine Coast has to offer. Mooloolaba Beach, Maroochydore CBD, the Bruce Highway and Sunshine Coast Airport are all around 15 minutes' drive away from the front door. For those that are looking to expand their property portfolio or begin their real estate investment journey, this property, in the current market, could attract up to \$800 a week in rent.

Whether escaping the hustle and bustle of city life, moving up from the southern states for a warm and welcoming beach lifestyle, or looking for a prime investment then this property will certainly be fiercely sought after. Properties of this calibre, in this unique and central location rarely present themselves for purchase; don't miss your opportunity! Act now & call Elyse from FAA Property 0439330407