

**3/67 Beerwah Parade, Beerwah, Qld 4519**



**Townhouse For Sale**

Saturday, 13 April 2024

3/67 Beerwah Parade, Beerwah, Qld 4519

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 175 m2**

**Type: Townhouse**



Ethan Forbes  
0429703480



Xavier Martin  
0435947427

## Offers Over \$695,000

Experience the epitome of convenience and comfort at 3/67 Beerwah Parade, Beerwah. Nestled just a walk away from the town centre, this charming residence offers an array of amenities that exceed expectations. Crafted for versatility, this near-new townhouse presents an ideal investment opportunity or a dream home for a variety of buyers, including families, retirees, couples, and individuals. Set within the coveted 'Figtree Lane' complex, this home boasts three generously sized bedrooms, two bathrooms, two spacious living areas, a substantial office space, and a double lockup garage. Conveniently positioned within close proximity to Woolworths Plaza, Australia Zoo, Aussie World, as well as local amenities such as hairdressers, butchers, and restaurants, this property ensures effortless living. Furthermore, residents can enjoy easy access to children's playgrounds, dog parks, both private and public-school bus routes, and direct highway connections, facilitating seamless journeys to the Sunshine Coast's finest beaches or vibrant Brisbane city for a day of shopping. The location truly offers the best of both worlds, combining urban convenience with coastal tranquility. Features of this home include:- Huge master bedroom with walk-in robe and en-suite- 2 additional carpeted bedrooms with built-in robes and ceiling fans- Main bathroom with bathtub and shower, tiled to ceiling, upgraded extractor fan in ensuite, Solid core doors.- Modern kitchen with Bosch appliances, induction cooktop, stone bench tops, soft close cupboards, large pantry, subway tiles.- Multiple living areas & large home office/study.- Air-conditioning throughout - 7.1kw Daikin Ducted system upstairs, Split system downstairs, Solarhart Solar hot water & Solatube solar roof vent, Acoustic batts between levels and internal walls, Acoustic carpet underlay upstairs.- Tile and carpet flooring, plantation shutters, prowler proof, upgraded acoustic glass on both floors, Blockout blinds on stairwell by Supaview, Soundcheck Gyprock, Acoustic Curtains upstairs, Gutter guard.- Decked alfresco with ceiling fan, wind out awning & private garden- Remote double garage with insulation, upgraded motor and rail with B&D Auto Door Lock & epoxy flooring.- 6.3wk Solar Edge 'Battery Ready' Solar System, built in water filtration system, ethernet ports in every room, pullwire fitted from ground floor to roof space.- Approx rental return: \$600-650p/w- 25 mins to Sunshine Coast's pristine beaches- 1 hour to Brisbane CBD If you've been chasing a home with all the luxuries money can buy, in a location you can't beat, call Ethan Forbes on 0429 703 480.