

# 30 Tranquil Drive, Wondunna, Qld 4655

**PRIME**AGENTS

## House For Sale

Thursday, 18 April 2024

30 Tranquil Drive, Wondunna, Qld 4655

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 533 m2**

**Type: House**



Jai Ingram

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## Offers over \$583,000 considered

Embrace a life of tranquility and comfort in the heart of Wondunna with 30 Tranquil Drive. Beyond its charming facade lies a meticulously maintained three-bedroom, two-bathroom home, constructed in 2016. From the moment you arrive, you'll be welcomed by lush, well-manicured lawns that reflect the pride of ownership apparent throughout the property. Purchase of this property provides an economical entry position into the housing market without compromising on quality or comfort. Additionally, investors can relish the potential of high rental returns, based on the properties boasting features and locality. Whether you're looking to establish roots or expand your investment portfolio, 30 Tranquil Drive presents an exceptional opportunity to secure a property that offers both lifestyle and financial benefits.

**Key Features:**

- Enjoy seamless indoor-outdoor living with a patio extension protruding 1.3m from the rear wall of the house, wrapping around the entire rear facade. A perfect spot for morning coffees or evening entertainment.
- Spacious outdoor back patio area extending 6x3m, of which 5x3m is thoughtfully sheltered under roofing. Perfect for entertaining or simply unwinding while taking in the peaceful sounds of nature from the adjoining reserve.
- Generously sized shed measuring 6x4.5m, equipped with a single roller door, standard access door, and a dual window with fly screening. Ideal for storage, hobbies, or a workshop.
- A UV treated cat enclosure spanning the full extent of the side access ensures the safety and comfort of your feline companions. Spanning 16.5 x 1.5m and securely attached to the property, it provides ample space for them to roam and play.
- Split reverse cycle air conditioning units in the main lounge (7.1kW) and master bedroom (2.5kW).
- Recent updates include fire alarms upgraded to meet regulation requirements, providing peace of mind for you and your loved ones. Additionally, annual termite and pest control treatments ensure the longevity and integrity of the property.

Situated on a 533sqm allotment in Hervey Bay, this property offers unparalleled convenience with its central location. Enjoy easy access to essential amenities, schools, and recreational facilities, making it an ideal choice for families or first-time buyers. Furthermore, the adjoining rear property comprises of a council-owned recreational reserve and drainage area, ensuring privacy and tranquility with no rear neighbours. Additionally, a nearby park on Gilston Road just 150m from the front door, provides a serene setting for outdoor leisure activities. 30 Tranquil Drive presents a rare opportunity to embrace a lifestyle of comfort, convenience, and tranquility in the heart of Wondunna. Don't miss your chance to make this meticulously maintained property your own slice of paradise.