

**31/47 Sycamore Drive, Currimundi, Qld 4551**

AMBER WERCHON

**Townhouse For Sale**

Friday, 5 January 2024

31/47 Sycamore Drive, Currimundi, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Teale Ring  
0422700980



John Cutuli  
0422950265

## Offers in the low \$700,000

Amber Werchon Property presents to the market, 31/47 Sycamore Drive, Currimundi; this immaculate freestanding single level villa in the Urban Sanctuary Villas gated residential enclave, offers effortless living with lashings of the good life just minutes to beaches, parks, schools, shopping, and hospitals. Located in a north facing corner position with no adjoining walls, maximising privacy and light; the villa comprises three bedrooms, two bathrooms, study, open plan living flowing out to delightful sunny courtyard, modern kitchen, separate laundry, and double lock up garage with internal access. In pristine condition inside and out there is no money needing to be spent and features include split system air-conditioning in lounge, electric awning that covers the outdoor entertainment area, ceiling fans, security screens, carpet in bedrooms and study, separate bath and shower in family bathroom, direct external access from master to terrace, epoxy flooring in garage, 1,500-litre rainwater tank, and small garden shed. Urban Sanctuary Villas is a sought-after pet-friendly complex with landscaped tropical gardens with BBQ area, gated intercom access, car-wash bay, and onsite storage/parking of RV/caravan/boat (subject to availability). The complex is well maintained by the onsite managers who are very respectful and mindful of the privacy and comfort of all residents. From here it's just footsteps to fabulous neighbourhood parks and Viridian Dog Park is only 850-metres away, and kilometres of walking/cycle tracks providing excellent connectivity are quickly and easily accessed. There's no excuse not to keep fit, active, and healthy – this environment is so conducive to outdoor living and leisure. Excellent local schools including Talara Primary College and Pacific Lutheran College are within close proximity; it is less than two kilometres to major public and private hospitals, and only five minutes to the beach and lake – so pack the surfboards, standup paddleboards, fishing rods, and bicycles. It's a new year and a new life awaits – this is an ideal property for a variety of buyers including first-home buyers, investors, and downsizers. It is an easy property to lock and leave when off travelling, and one you'll always look forward to returning to. Priced to sell quickly, act today and look forward to living your very best life in 2024 and beyond.