

**32/20 Gympie Road, Tin Can Bay, Qld 4580**

**CENTURY 21**

**Unit For Sale**

Friday, 5 April 2024

32/20 Gympie Road, Tin Can Bay, Qld 4580

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 190 m2**

**Type: Unit**



Paul Downman  
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## Offers over \$599,000

Welcome to the Tardis. From the moment you enter through the keyless entry front door of this immaculate 6 year old unit, located just one block from the calm waters of Tin Can Bay, you will be amazed by the expansiveness of the interior. From the raked ceiling of the lounge and dining areas to the substantial 2 bedrooms, and well-equipped study, you will be surprised. The master bedroom has a large ensuite with walk-in shower with safety bracing to the glass screen and heated towel rails and slow closing, rimless toilets which also are in the large main bathroom. The modern kitchen has a Westinghouse dishwasher and electric oven with a high quality gas cook top. Lots of bench space with copious storage in the corner pantry and microwave cupboard make this any cook's dream. The pantry and main work bench areas have strip LED lighting. A 'waterfall' breakfast bar benchtop adds to the latest in kitchen design with copious pots and utensil drawers which have the quiet closing style, completing that dream. There is modern planked wooden flooring and carpets throughout with quality venetians and whisper blinds to all windows, with insulation to ceiling and external walls for year round comfort and economic operation of the ducted air-conditioning, which services all living areas. A large, solar powered, thermostatic-controlled exhaust fan on the roof extracts heat from the roof space in summer. Strong, high quality fixed awnings to the front of the unit and wind-out awnings to the back patio and courtyard areas add to the comfort of the entertainment area. Crimsafe screens to front and back doors, with lockable side-entry gates complete the security of the unit. The 5kw solar panels on the roof charge the 7kw Tesla Powerwall Battery which provides continuous power during any outages. The unit has not had to pay power bills for 6 years with a substantial credit each quarter. The gated (6pm to 6am closing with remote control entry) complex has a pool with undercover BBQ and games area, a men's shed and a substantial hall/meeting room with a well equipped kitchen. All main shopping needs and a medical centre are within walking distance, with sporting clubs and restaurants a short drive away. Key Features:- Two-bedroom dwelling within established community- Communal pool, vegetable garden & community hall- Ducted reverse cycle air-conditioner- Sustainable energy usage via solar panels & Tesla Powerwall Battery. It's time to claim your piece of paradise! Contact Paul Downman on 0407 181 404 to arrange your private viewing.