

**34/36 William Street, Howard, Qld 4659**

**Sold Retirement Living**

Thursday, 16 May 2024



34/36 William Street, Howard, Qld 4659

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 400 m2**

**Type: Retirement  
Living**



Good Life

## Contact agent

The Waratah is a spacious 3 bedroom plus study home with a seamless open plan design connecting kitchen, dining and indoor and outdoor living areas. Situated on Site 34 in the Clubhouse precinct, this Waratah home features the modern Contemporary facade with a right hand side Grande garage (6m x 16 metres) and is located in Greenview Drive. House Area: 262 sqm including garage Facade Design: Contemporary Garage Size (Grande) - right hand side: 6 x 16 metres with 4m internal ceiling height Site Area: 399 sqm Orientation: South facing alfresco area & rear yard FEATURES- 3 bedrooms (Master bedroom with ensuite & walk in robe)- 2 bathrooms (includes ensuite to Master bedroom) with floor to ceiling tiles- 2.7 metre internal ceiling heights- Highly appointed kitchen with stone benchtops & European appliances (cooktop, microwave, oven, dishwasher & exhaust hood)- spacious Walk In Pantry with stone bench- Water connection for refrigerator- Soft close drawers in kitchen, bathrooms and laundry- Feature pendant lights over kitchen benchtop- Stone benchtops in ensuite, bathroom and laundry- Square set ceilings throughout- Vinyl plank flooring in living areas- Carpet flooring in bedrooms- Reverse Cycle Ducted Air-conditioning- Ceiling fans in all living areas, bedrooms and alfresco area- 3.6kW Solar PV system with 3kW inverter- LED lighting throughout- Epoxy flooring in garage- Insect screens to all sliding doors and opening windows- Grey glass glazing- Low maintenance fully landscaped rear yard and front gardens- Tiled alfresco and porch- Generous cupboard space storage- Intercom system- Fibre to the home (TV, internet, phone & Foxtel)- Steel frame & Colorbond roofing- Insulated external walls and ceiling including external garage walls and garage ceiling- Combination cladding and Hebel exterior finish- Fully fenced Disclaimer: The information provided herein has been obtained from sources deemed reliable. You and your advisers should conduct a careful and independent investigation of the property in order to determine to the suitability of the property for your needs. Floor plans and Landscape plans are indicative only and facade shown is an Artist Impression.