

**35 Almond Way, Bellmere, Qld 4510**



**House For Sale**

Friday, 1 March 2024

35 Almond Way, Bellmere, Qld 4510

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 643 m2**

**Type: House**



No Agent Property QLD  
1300594794

**\*OFFERS OVER \$799,000\***

Phone enquiries - please quote property ID 32745. Nestled In The Heart Of Bellmere, This Freshly Painted Two-Story Home Boasts a Serene Setting, Within a Fully Fenced 643m<sup>2</sup> Property, Complemented By A Beautifully Landscaped, Low-Maintenance Garden. As you step inside, the warm and inviting foyer and entrance hall immediately set the tone for this welcoming home. Key Features:

- Master Bedroom: Convenient ground floor location, this room features an ensuite, a large walk-in robe, and air conditioning, offering effortless access and a quiet escape from the more active areas of the home, while emphasizing comfort and practicality.
- Modern Kitchen: Boasting generous bench space, ample storage, and an open-plan light filled design.
- Living Spaces: Open-plan air-conditioned lounge, dining area, with a separate laundry.
- Upstairs Comfort: Three large bedrooms with built-in robes and ceiling fans, new Fujitsu air conditioning units, a massive linen cupboard, and a second living area or kids' retreat.
- 2 x Bathrooms: Features a well-equipped downstairs bathroom and a separate, spacious upstairs bathroom complete with a bathtub, catering to both convenience and relaxation.
- 3 x Toilets: Includes two discrete toilets on the ground floor for easy access and one additional toilet upstairs, ensuring ample facilities for residents and guests. The home's layout and features are thoughtfully designed for both comfort and practicality.

Outdoor and Additional Amenities:

- Garage: Double lock-up with internal access.
- Water Storage: A 5,000-litre water tank.
- Storage: A handy garden shed.
- Entertainment Area: Covered outdoor space for gatherings.
- Large Side Access: Ample room for your caravan, trailer, boat or truck.

Technology and Connectivity:

- Internet: Custom-installed Fibre to the Premise (FTTP) for ultra-fast internet up to 800 Mbps, far surpassing the 30-50 Mbps in other neighbouring homes.
- Lighting: Voice-controlled automated lighting for modern living convenience.

Location Benefits:

- Shopping and Dining: Just around 1 km from the new Bellmere Shopping Centre, perfect for your shopping and dining needs.
- Education: A short drive from Bellmere State, Tullawong State, and St Paul's Lutheran Schools, making it an ideal choice for families.
- Recreation: Centenary Lakes Park and Caboolture Golf Course is nearby, offering a great spot for leisure and outdoor activities.
- Transport: Close proximity to both Caboolture and Morayfield Train Stations, simplifying your daily commute.
- Healthcare: Caboolture Hospital is just minutes away, providing peace of mind with easy access to health care. Enjoy the tranquillity of Bellmere combined with urban convenience, ideal for a balanced lifestyle.

Move-in Ready:

- Entire home, including the garage, has been freshly painted, offering the pristine appearance of a new build.
- Both the interior and exterior have undergone professional cleaning.
- The gardens have been meticulously revitalized, enhancing the property's charm.

\*\*\* Your Invitation \*\*\* Embrace the opportunity to make 35 Almond Way your home. Get in touch with us now to schedule your viewing before it's gone. **DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.