

**40 Coolamon Crescent, Beerwah, Qld 4519**



**Sold House**

Friday, 3 May 2024

40 Coolamon Crescent, Beerwah, Qld 4519

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 760 m2**

**Type: House**



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**\$820,000**

Discover the contemporary comfort of 40 Coolamon Crescent, a beautifully maintained residence where timeless charm meets modern living. In a prime Hinterland location only minutes from town services and schools on a peaceful 760sqm parcel, privacy and security are paramount. Complemented by cottage-style landscaping and fencing on three boundaries, the backyard provides plenty of space for a potential pool or a small shed, perfect for elevating your lifestyle with fantastic seclusion from neighbours. Functionality marries a warm welcome with open plan living and dining areas immersed in natural light, creating a refreshing, and inviting atmosphere for everyday living while the gallery-style kitchen features electric cooking, a double sink, and generous storage. The generous north-facing alfresco invites you to relax and entertain amidst the picturesque gardens abounding in birdsong while schools and town services are within easy walking distance, 40 Coolamon Crescent is the perfect blend of convenience and tranquillity. Schedule your inspection today and embark on your journey to a dream lifestyle! - Sturdy brick veneer construction topped with a Colorbond roof - Four built-in bedrooms, the master bedroom includes a walk-in robe and ensuite - New carpet and vinyl flooring - Main bathroom with bath tub and separate toilet - Separate laundry with easy access to outside - Fly screens to all windows - Remote garage with epoxy flooring - Vehicle or caravan side access - Sustainable living with a solar system and solar hot water system - Garden locker - Rainwater tank to outdoors - Town water and sewage - Green house - Lemon trees - Pest inspections annually - Interconnected smoke alarms - Termite barrier serviced annually - Rates Feb 2024 \$1,020.00 - School catchment Beerwah State Primary School, Beerwah State High School and Glass House Christian College - 30 minutes to Sunshine Coast University Hospital and beaches - 60 minutes to Brisbane CBD and International airport  
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