

**40 Mirreen Drive, Tugun, Qld 4224**



**Sold House**

Monday, 14 August 2023

40 Mirreen Drive, Tugun, Qld 4224

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 827 m2**

**Type: House**



Jo Elwin

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Jo Lynch

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## Contact agent

Made for the family and move in ready! Set out over 2 levels, this home offers potential self-contained dual living downstairs. Keep cosy in winter months with a freestanding indoor wood fireplace in the living area. The lounge, kitchen and dining all feature hybrid timber flooring under foot. Your kitchen offers stone bench tops, electric oven & cooktop, and plenty of cupboard space. The kitchen connects to a spacious undercover timber back deck, perfect for entertaining! The real potential is in the pool area. Options are endless with an existing sunken pool lounge in place. Restoring the timber decking will bring this pool area to life and could be ready by Summer! 4 bed / 2 bath / 2+ off street parking (double garage has been converted to multi-purpose room)

Upstairs:- Kitchen with stone bench tops, electric oven, cooktop & rangehood and dishwasher- Hybrid timber floors throughout living / kitchen- Bedrooms are carpeted and offer built-in wardrobes.- Living room with freestanding wood fireplace- Split system air-conditioning in lounge room- Main bathroom with bathtub and shower, separate toilet- Front undercover balcony attracts beautiful morning sun.- Undercover timber back deck

Downstairs:- Potential self-contained living space with kitchenette (inclusive of electric oven, stove top, sink)- Newly renovated ensuite bathroom - Private entry- Converted double garage to multi-purpose room with epoxy flooring

Exterior:- Fully fenced in back yard, with plenty of yard space for kids & pets- Swimming pool with sunken outdoor pool lounge / bar area Solar electricity and hot water Council rates - approx. \$1370 p/a

Contact the Jo & Jo Sales Team. Jo Elwin 0409 429 785 Jo Lynch 0424 420 884

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