

# 41 Amber Drive, Caloundra West, Qld 4551



## House For Sale

Monday, 22 April 2024

41 Amber Drive, Caloundra West, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 488 m2**

**Type: House**



Michael McMahon

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## Offers Over \$839,000

This property offers natural light and the feeling of home this perfectly designed home is ideal for modern families with a spacious floor plan, great separation between the living zones and bedrooms and a luscious garden. The generous main bedroom with double door entrance boasts a functional walk-in robe and en-suite with stone bench tops. Situated to the front of the property away from the main living areas for total peace and quiet. The open-plan living connects perfectly from the kitchen to the patio area where you will find a leafy outdoor space ideal for evening drinks, entertaining or just relaxing. Located just a short walk from a number of great parks and a short drive to the beautiful beaches of Caloundra this beautiful home has a great feel with generous room sizes, great outdoor spaces and room for a pool. This property ticks so many boxes within an attractive price point. The Property features are: • Four Bedrooms main with ensuite and walk-in robe • Air-Conditioning • Multiple living zones • Large open-plan main living • Room for a pool • Generous main bedroom • 2.5m ceilings • Stone bench tops • 900mm appliances • Walk-in pantry • Security screens throughout • Entertainers yard • Built in robes • Ceiling fans throughout • Irrigation • Close to shops and schools • Approximately 7 years old • Built by Metricon Sunshine Coast Council Rates Bi- Annual (Twice a Year) \$954.40 Urban Utilities per quarter \$248.37 With a great activity park just up the road and located just 10 minutes to the beach, 12 minutes to the Sunshine Coast University Hospital and 1 hour to Brisbane, this is the perfect property in the perfect location. Please call Michael McMahon - 0413806161 or michael.mcmahon@mgmhomes.com.au for more details.