

**44 Wistaria Avenue, Southport, Qld 4215**

**—** **Coastal**

**House For Sale**

Monday, 29 April 2024

44 Wistaria Avenue, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Georgia Tritton

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## Auction

Nestled in a serene and highly sought-after area of Southport, this home offers a blend of comfort and convenience. Comprising three generously sized bedrooms, including a master with an ensuite, built-in robes, and fans, with all bedrooms equipped with air conditioning, this home caters to modern living needs. The expansive chef's kitchen is a standout feature, sleek stone benchtops, and abundant storage space. Seamlessly connecting to a second living area, the kitchen opens onto a spacious timber deck and entertaining space, providing scenic views of a tranquil waterway and adjacent walking track. With its well-designed layout encompassing two distinct living zones and seamless indoor-outdoor flow, this residence caters perfectly to the needs of growing families. Offering exceptional value, its close proximity to prestigious schools like TSS and Southport Park further enhances its appeal.

**Property Features:**

- 3 bedrooms, 2 bathrooms & double carport
- Master with ensuite and built-ins in all bedrooms
- Spacious built-in study nook
- Large kitchen with breakfast bar
- Expansive entertainment deck complemented by a built-in barbecue area
- Low maintenance and child/pet friendly yard
- fully fenced
- Large garden shed
- 24 Solar panels 7.68kw system
- On the waterway to Nerang River/ Broadwater
- Large living and dining flowing onto the backyard
- Slip systems throughout the whole home including all three bedrooms
- Gate access down to the waterway great for canoeing, fishing, great walkway
- Located in TSS precinct

**POI**

- Ferry Road Markets - 1.7km
- Brickworks Shopping Centre - 1.7km
- Australia Fair Shopping Centre - 3.7km
- Chirn Park - 5.1km
- Queens Street Village - 2.8km
- Chevron Island - 2.7km
- Surfers Paradise - 3.0km
- Southport CBD - 2.9km
- Griffith University - 6.5km
- Gold Coast University Hospital - 6.7km
- Home Of The Arts - 2.9km
- Broadwater Parklands - 3.8km
- The Southport School (TSS) - 2.1km
- Southport High School - 5.2km
- Keebra Park State School - 3.3km
- St Hilda's School - 2.9km

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