

**57 Piccone Drive, Edmonton, Qld 4869**



**House For Sale**

Thursday, 13 June 2024

57 Piccone Drive, Edmonton, Qld 4869

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 711 m2**

**Type: House**



Nickoli Obersky  
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## Buyers in the \$700,000s

Located in one of Edmonton's flagship neighbourhoods in a quiet, tree-lined circuit - welcome to 57 Piccone Drive. Enjoy privacy and space on 711m<sup>2</sup> as you overlook a leafy rainforest reserve from your pool deck, with the added luxury of no rear neighbours and generous side access - This really is an entertainer's dream family home! - Open-plan living & dining with seamless access to the entertaining area via glass sliding doors- Central chef's kitchen with stone benchtops and quality stainless appliances - 4 generous bedrooms + 5th/media room - Master suite with walk-in robe and ensuite - Split air-conditioning to all bedrooms and living areas - Low-maintenance, fully fenced 711m<sup>2</sup> block with side access- Large solar system to help with electricity costs- Freshly pressure cleaned externally including fences (after photos were taken)- Council rates: Approx \$2,800 per year- Tenanted until July 2024, but will be sold with vacant possession- Rental appraisal: Approx \$800 per week Within a 5-minute drive, you'll find Coles Shopping Centre, Piccones IGA, popular sporting facilities, schools, and the fun-filled Sugarworld water slides. This is a fantastic opportunity to secure an enviable lifestyle in a prime location.\*We wish to inform prospective buyers that certain photographs presented in our listings employ virtual staging methods, which include digital enhancements such as furniture and décor placements; these alterations are solely for visualization purposes.