

58 Balyarta Crescent, Mooloolaba, Qld 4557

AMBER WERCHON

Sold House

Monday, 11 September 2023

58 Balyarta Crescent, Mooloolaba, Qld 4557

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 653 m2

Type: House

\$1,252,000

Amber Werchon Property presents to the market, 58 Balyarta Crescent, Mooloolaba; this fabulous family-friendly home sits in a coveted and peaceful neighbourhood and offers the quintessential Sunshine Coast lifestyle. Across a single light-filled level, the home comprises four bedrooms, two bathrooms, two separate living areas, quality modern kitchen, covered north facing alfresco entertaining overlooking sundrenched inground pool, separate laundry, drive through double lock up garage, and separate single carport all on an easy-care 653m² block with a fenced backyard for children and pets to play. Vaulted ceilings in the living/dining/kitchen area, split system air-conditioning x 3, ceiling fans, security screens, stone benches, stainless steel appliances, gas cooktop, soft close cabinetry, separate shower and bath in main bathroom, solar hot water, solar power, and 2 x lock up garden sheds – are all existing features that boost comfort, liveability, value, and appeal. Long-term owners have taken meticulous care of this lovely property and have made many improvements during their time here; there is no immediate money needing to be spent, the biggest effort you'll have to make will be the unpacking...the rest is easy! BBQs by the pool after a morning at the beach will be a regular weekend ritual to look forward to – top up the sunscreen, select your favourite play list on Spotify, chill the prosecco, toss a fresh salad together, marinate the meat and seafood...and let the good times continue. Located within walking distance to local parks, public transport, Mountain Creek schools and Mooloolaba TAFE (under the motorway bridge); plus, approximately 20-25 minutes' walk to the beach, surf club, esplanade dining, and wharf – this is lifestyle central in every sense. Access to the motorway is quick and easy, it's only eight-minutes' to the university, 10 minutes' to major hospitals, and 15 minutes to the local international airport (now headquarters to Bonza airlines). Tightly held by current owners since 2009, this one's a keeper for so many reasons; you are going to LOVE living here. Act today and look forward to the brightest 2023 and beyond...