

**61 Maroochy Circuit, Yandina, Qld 4561**



**House For Sale**

Wednesday, 7 February 2024

61 Maroochy Circuit, Yandina, Qld 4561

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Scott Walters

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## Expressions of Interest

Yandina continues to deliver beautiful, desirable homes tucked away in one of the Sunshine Coasts most sought-after estates. Built to take advantage of the gently sloping block, this all-brick 4-bedroom home will impress anyone who sees it. From the superb street appeal, the front door opens up to a long, wide hallway, complete with high ceilings and tiled flooring. The first two generous bedrooms sit on the lower level of this split-level masterpiece, all with ducted air-conditioning, and views out over the estate and nearby mountains. Up to the second level, the floorplan opens up past an office-nook that also leads to the full-sized second laundry. This generous open plan space has ample room for a dining table, large lounge suite, and features a well-finished kitchen with induction cooktop, large pantry, and stone benchtops. Bathed in natural light, the large master bedroom is well separated at the rear of the property for privacy and features a large ensuite, expansive walk-in robe, and glass sliding door out to its own private rear patio. The open plan living and kitchen open up seamlessly to a covered rear patio with ample room for entertaining or relaxing after work. The fully fenced backyard gives peace of mind for the kids to run and play, with side access up the right-hand side of the block for additional vehicle or trailer storage. More Features We Love:- Full ducted air conditioning- 2.7m extra high ceilings- 700m<sup>2</sup> block- Fibre-to-the-home NBN- Mains water filtration system- 5.0kw rooftop solar with 24 panels- Lockable side storage for extra car, trailer or boat- Solid brick retaining walls in the backyard- Concrete retaining walls at the front gardens- 2 minutes to local shops and Yandina Markets- 4 minutes to Ginger Factory and Bruce Highway- 20 minutes to Sunshine Coast Airport- 25 minutes to Noosa and Maroochydore- 1 hour to Brisbane Homes of this caliber with this many features will not last long in this market so don't miss your opportunity to see this one before it sells! For more information contact the listing agent Scott Walters on 0447 474 982. \*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.