

**7 Canmaroo Avenue, Nambour, Qld 4560**

**CENTURY 21**

**House For Sale**

Friday, 5 April 2024

7 Canmaroo Avenue, Nambour, Qld 4560

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 825 m2**

**Type: House**



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**\$880,000**

Nestled in an elevated position, this impeccably presented home on a large 825m<sup>2</sup> block offers an idyllic lifestyle amidst breath taking rural vistas. Boasting a blend of modern comfort and spacious living, this property is tailored for those seeking room for the whole family. Enjoy the ambiance of high, raked ceilings in the living areas, flooding the space with natural light and enhancing the sense of openness. A spacious central kitchen has been recently renovated including new appliances and equipped with ample cupboard and bench space providing a functional and inviting meeting area for friends and family alike. The main bedroom features a modern ensuite and a walk-in robe, ensuring comfort and privacy at one end of the home. Two additional and generously sized bedrooms plus a study are positioned at the other end of the property providing ample accommodation, each offering picturesque rural views. Relax on the covered rear deck overlooking the pool and the serene sunset rural landscape, providing a peaceful retreat for outdoor gatherings. Downstairs is a fabulous family friendly rumpus/media room presenting versatile options such as dual living, a home-based business, or a teenager's retreat. This area also features a laundry room and toilet access from the outdoors with the potential for a full bathroom conversion. Step outside to discover a resort-style pool accompanied by a charming cabana, offering the perfect setting for entertaining family and friends. The pool has been updated in recent years ensuring the family years of enjoyment. Ample space to grow your own fruit and veggie with established citrus trees including lemon, lime, and mandarin all fully fenced for privacy and security. Benefit from solar panels (5.5KW) to reduce electricity costs, along with recently painted and updated roofing and a concrete driveway. Two water tanks with capacities of 5,000 and 3,000 litres respectively contribute to sustainable living practices. The property offers ample parking space including a tandem carport, an exceptionally high carport ideal for a caravan or boat, and a tandem garage with internal access to the home. Perfectly positioned just steps away from Highworth shops in a peaceful cul-de-sac, this residence sits in the highly sought-after precinct of Nambour Heights/Highworth, offering a desirable central lifestyle. • 3 Bedrooms Upstairs, 2 Bathrooms, Office & Open Living • Recently Renovated Kitchen with New Appliances • Rumpus/ Media Or Dual Living Opportunity Downstairs • Extra Long Garage For Workspace, Storage Or Room Creation • The Perfect Entertainer With Inground Pool & Pool House • Extra High Carport For Van Or Boat, Second Carport Or Patio Area • Solar Panels, Water Tanks For Extra Water & Fruit Trees This meticulously maintained home with room for the whole family and potential to grow as the children's needs change. Where modern comforts harmonize with breath taking natural surroundings with a lifestyle of relaxation and convenience this is one not to be missed!