

72 Frederick Circuit, Eli Waters, Qld 4655

House For Sale

Thursday, 23 November 2023



72 Frederick Circuit, Eli Waters, Qld 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Sonia Hancock

\$700,000

First Home Buyers Alert! - You may be entitled to the new \$30,000 Government Rebate on this brand new package. Don't buy old and existing when this one is brand new ready to go and transferred with all Builders Warranties. Built by Stroud Homes Wide Bay the Paddington design features 4 Bedrooms plus an additional media room. The package is complete turn key with window coverings, fencing and turf with an added bonus of full Solar Power. Eliminate the time and stress related to the process of building yourself and move straight into this beauty! Picture yourself living in beautiful Eli Waters where clear crystal blue beaches are just minutes from your new backyard! Positioned within close proximity to restaurants, cafes, shopping centres, the beautiful esplanade, hospitals and more. Upon entry you will enjoy a light and airy feeling with timber look flooring and that fresh new home smell! The fully appointed kitchen with dishwasher, electric oven and cooktop overlooks the spacious, open plan living and dining area that expands out to the lovely alfresco, the seamless transition between indoor and outdoor living, with huge sliders opening onto the outdoor entertaining area creates the perfect space to enjoy the fresh Queensland air whilst entertaining friends and family. Additionally, there is a great size media room for additional living space. The master bedroom features a walk-in robe and ensuite for your convenience with bedrooms 2, 3 & 4 complete with built in robes and ceiling fans. With the cost of living and build prices remaining high, now is the perfect time to act if you've been dreaming of a brand-new build. Situated on a land area of 600 sqm making this a perfect fit for a buyer looking for minimal maintenance. The property is fully fenced and turfed and offers side access which is perfect if you're looking to install a shed or pool. The 6.6kw solar system will also help keep the cost of living down. There are no additional cost associated with this home to make it comfortable for the lucky new owner as roller blinds are installed to all windows and panel blinds to Alfresco doors. There is also concrete paving to the side of the house which is great to accommodate the kids' toys, or dad's trailer! Eli Waters is beautiful coastal suburb that enjoys a friendly seaside lifestyle with all necessities still within a close distance. Major shopping includes Woolworths and many specialty shops, cafes, bars, restaurants are all just a few minutes away. Take the time of waiting out of the equation and move straight into this brand-new home!

AT A GLANCE
Hamptons Façade
Bedrooms: 4
Bathrooms: 2
Toilets: 2
Living areas: 1
Media room: 1
Fans to all rooms and living areas.
Dishwasher, Electric oven, and cooktop
Open plan living/dining.
Car accommodation: 2
Electric panel lift garage door.
Outdoor entertaining areas: 16.6kw solar system, 5kw inverter
EV charger
Fully fenced.
Side access
Fully turfed
Land Size: 600m²
Town water: Yes
Town Sewerage: Yes
Council rates: \$1850.00 per 6 months (Approx) - Excluding Water
Rental Appraisal: \$650 per week
AGENT Sonia Hancock 0438 162 574

The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters.