

# 9 Edgewater Court, Craignish, Qld 4655

**PRIME**AGENTS

## House For Sale

Tuesday, 21 November 2023

9 Edgewater Court, Craignish, Qld 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2515 m2

Type: House



Stacey Pyne  
0438694307

## Offers over \$889,000 considered

Rarely does an opportunity to acquire a property of this standard at this price come along, 9 Edgewater Court Craignish is no exception and is sure to disappear quickly. Once you step inside, you'll notice how perfect it is with a family friendly layout that focuses on easy low maintenance living. The large functional kitchen is truly the heart of the home and the chef of the family will certainly enjoy the large island bench and ample bench and storage space. The kitchen overlooks the open plan living and dining space, complete with sliding doors leading out to the outdoor entertaining area creating a seamless indoor/outdoor flow. The perfectly positioned alfresco area has been designed to overlook the nature reserve and capture the cool Summer breezes ensuring you are able to enjoy the outdoors all year around. The spacious master bedroom is complete with a walk-in wardrobe, air-conditioning, and an ensuite. Three additional bedrooms, 2 of which are air conditioned provide space for all family members or guests and easy access to the family/guest bathroom. An additional large carpeted media/living room completes this family friendly floorplan, and provides the ideal place for family movie night or if extra bedrooms are needed could easily be converted to a large 5th bedroom if desired. While the property enjoys an abundance of natural beauty backing onto the Nature Reserve and a feeling of seclusion by the spacious 2515m<sup>2</sup> block, local amenities are close at hand, with less than 10 minutes' drive away lies a choice of the Hervey Bays best beaches, CBD, Hospitals and Schools. The well maintained 1/2 acre block accommodates every mans dream shed. A fantastic 10 x 10m shed with high clearance door and power is perfect for all the big boy toys and access is made easier with a full gravel driveway and great wide side access for the van or boat. Extremely well maintained with a family friendly floor plan offering the complete package for buyers looking for a highly desirable position and a home that needs absolutely nothing to be done. Don't miss your chance to secure your forever home, 9 Edgewater Court Craignish awaits. Features- Open plan tiled living/dining kitchen area with air conditioning and 2 large sliding doors onto outdoor area- Large functional kitchen with ample bench and cupboard space.- Separate carpeted media room with air conditioning- Master bedroom air conditioned with ensuite, walk in robe, fan- Additional bedrooms' all with built in robes, fans (2 with air-con)- Main bathroom with shower, bath and separate toilet- Functional laundry with storage cupboard- Covered outdoor entertainment area- Massive 10 x 10m colourbond shed with high clearance centre door, power on separate fuse switch, fans.- Wide gravel side driveway with easy access for boats, vans etc- Fully fenced 2515m<sup>2</sup> block backing onto Nature Reserve