

**91 Village Circuit, Eimeo, Qld 4740**

**Raine&Horne.**

**Sold House**

Tuesday, 23 January 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 532 m2**

**Type: House**



Janet Williamson

## Contact agent

Discover this small & appealing estate which entails a rare one circuit road, in a low traffic area. This modern open & airy home is tailored with a sensible design for both convenience and family living, ensuring a desirable living environment from the moment you step inside. • Immediate driveway access right from the entry point ensures swift arrival and departure convenience. • Welcoming sheltered porch leads through the twin timber doors. • The kitchen serves as the heart of the home, seamlessly connecting a 180-degree expanse of spacious open plan living area flowing to the outdoors. Complete with a breakfast bar, ample bench space, dishwasher, 2 door pantry, 2 door fridge cavity, electric cooktop, rangehood & oven, it's brilliantly designed for both functionality and unity. • Privileged hallway to master bedroom includes a slider door to the outdoors & ensuite with shower & walk in wardrobe. • Three additional bedrooms boast built-in wardrobes and are strategically positioned within a secluded wing, thoughtfully separated from the master suite for enhanced privacy. • Split air-conditioning for ultimate comfort in the main living area & king size master bedroom. • The main bathroom features a separate shower & bath plus a separate toilet for convenience. • Indoor laundry with three cupboards under the bench & a slider door leads to the clothesline. • Fresh interior colour palette, ceiling fans, roller blinds, tiles & carpet throughout. • Dual slider doors extend from the main living area to the sizeable patio, offering a serene setting without rear neighbours. • Pet friendly & easy care 532m<sup>2</sup> block embraces an open backdrop of council parkland & a walking path. • Residents maintain this peaceful neighbourhood to a standard, reflecting a collective sense of pride and care. • Within the community, discover the renowned Eimeo Pub offering breathtaking sea views - a perfect spot to enjoy a beverage and meal. • Treat yourself to a night off cooking & dine at the Blacks Beach Tavern or book a table on a Friday night on the beach at the popular Eimeo Surf Club. • If you are looking for beach convenience & somewhere to put the tinny in the water, the Eimeo boat ramp is just a few clicks away. • If you are feeling up to it, take the Blacks Beach fitness stairs to the beach. • Approx. 4km to the local Eimeo State Primary School & about 4.6km to the Northern Beaches High School. • Around 8 Minutes to the Northern Beaches Central including Coles, Woolworths, vets, gyms, cafes, mechanics, servos newsagent, bottle shops, florists, chemists, dentists, car wash - the list goes on plus the convenience of the Super GP Clinic is just around the corner. To begin your new life endeavours, your private viewing will be scheduled with consideration to giving the required notice to the lovely tenants. Rental lease expiry is 20th January 2024.