

**Unit 2/12 Citron Place, Palmwoods, QLD, 4555**

**CENTURY 21**

**Duplex Semi-detached For Sale**

Tuesday, 24 September 2024

Unit 2/12 Citron Place, Palmwoods, QLD, 4555

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex Semi-detached**



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## Effortless Modern Living in Palmwoods!

Buyers in the market for well-located low-maintenance living either to rent out for attractive income or live in and love; should act immediately to secure this light-filled modern duplex in the sought-after Habitat enclave just minutes to the villages of Palmwoods and Woombye.

Across a single level it comprises three bedrooms, two bathrooms, open plan living flowing to north facing private covered patio, well equipped kitchen, built-in study nook, and single lock-up garage with laundry facilities; plus, additional parking bay for second vehicle.

With no stairs and designed for easy-care lock-and-leave living it is suitable for all ages and stages in life, and there is a fenced backyard for small children/grandchildren and pets to play outdoors.

Existing features include 2 x split system air-conditioners, ceiling fans, plus carpets in bedrooms, tiled flooring in kitchen/living, stainless steel appliances, stone benches, dual vanities in ensuite, separate bath and shower in family bathroom, and lock-up garden shed in backyard.

Built in 2020 – everything is only a few years old and there is no immediate money needing to be spent, it is move-in and/or rent-ready completely 'as is'. It's the type of property that is increasingly popular with today's buyers seeking a healthier work/life balance where chores are minimised, and lifestyle maximised; and will appeal to investors, downsizers, small families, and entry level single/couples.

Located on the northern outskirts of town with quick easy access to the Woombye-Palmwoods Road connecting to both hinterland village amenities including rail, schooling, shopping, dining, historic taverns, parks, and sporting/leisure facilities within minutes; the convenience is exceptional.

Coast beaches, Sunshine Coast Airport, Sunshine Plaza, and Maroochy CBD are only 20 minutes away; and you can be exploring the delights of Montville within 15 minutes. You can savour the complete coastal lifestyle from hinterland to ocean. If any (or all) of the above speaks to you, please act to express your interest today; this is priced to sell and sell indeed it will!

- \* Light-filled modern duplex in Habitat enclave
- \* 3 bedrooms, 2 bathrooms, built-in study nook
- \* Open plan living flowing to north facing patio
- \* Well-equipped kitchen with stone benchtops
- \* SLUG + onsite parking bay for second vehicle
- \* Private fenced courtyard for pets & children
- \* Suit investor, downsizer, entry level buyers
- \* Just minutes to village amenities incl: train
- \* Effortless, easy-care living in every sense
- \* Owner-occupiers have priced to sell today

Contact Gary De Paoli on 0408 731 412 or Sheree Jones on 0493 427 400 today to arrange for your inspection.

### Disclaimer

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