

**1/9 Anzac Avenue, Beerburrum, QLD, 4517**

**House For Sale**

Tuesday, 24 September 2024



1/9 Anzac Avenue, Beerburrum, QLD, 4517

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Beerburrum Qld! Where The Heck's Beerburrum?

Phone enquiry code for this property : 0321

Nestled in the quaint heritage township of Beerburrum, this home offers a unique blend of community living and modern comforts. The lifestyle here is perfect for families who want to be close to nature, with stunning views of the Glasshouse Mountains and surrounded by lush greenery. The property is conveniently located within a 200-meter walk to the Brisbane/Gympie railway line, and the local state school is just 250 metres away. For your shopping needs, a unique small shopping area is nearby, or you can travel 11km to Beerwah, which offers a wider range of retail options.

This spacious home is set on a generous 901 sqm block that is fenced, with a small shed making it ideal for young families. Single car lockup. The property boasts a 10.3kw solar system, ensuring energy efficiency, and a Bio Cycle system that costs approximately \$80 per quarter. Water needs are well taken care of with two large water tanks on the premises and town water.

As you use your personal digital code to step inside this spacious home you'll find a modern open-plan kitchen with a sleek dark finish to the cabinets. The white subway tiles add a touch of elegance and the opulence of the 40mm stone bench top with waterfall feature is a standout of this designer kitchen, and loads of cupboard space with touch-close cabinetry. The kitchen is equipped with a gas cooktop and electric oven, as well as an integrated dishwasher. The entire home is fully tiled, making it easy to maintain and suitable for the Queensland lifestyle. There is air con to living and screens.

The living spaces include a separate lounge area perfect for family movie nights, and an open-plan living area combined with the kitchen that can be utilized for daily activities. The master bedroom comes with a walk-in robe and a 2-way bathroom, providing all the comforts of a modern home. The bathroom features a bathtub for the kids and a glass screen shower recess, complemented by a brand-new 240-litre hot water system. All other bedrooms come equipped with built-in robes.

The location offers easy access to the M1, just 3.7km away, making commuting straightforward. For leisure, Caloundra's Sunshine Coast beaches are a short drive away, perfect for weekend outings with the kids. Alternatively, you can visit the hinterland and explore the beautiful towns of Maleny or Montville, both of which are easily accessible.

This property is a wonderful choice for families looking for a comfortable and community-oriented lifestyle with excellent amenities and convenient transport options.

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