

# 10 Sweetgum Court, Currimundi, Qld 4551

AMBER WERCHON

## House For Sale

Monday, 8 July 2024

10 Sweetgum Court, Currimundi, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Steven du Preez  
0466447736



Gemma Papin  
0431086210

## NEW TO MARKET

Amber Werchon Property presents to the market, 10 Sweetgum Court, Currimundi: this immaculate family home on a 650m<sup>2</sup> block offered to the market for the first time since built, in a quiet, tightly held cul-de-sac, with a pedestrian waterfront walkway at the end of the street connecting you to the lake and beach, plus also walking distance to local shops, parks, and primary school. Across a single level the home comprises elegant double doored entry into an atrium-like foyer, four bedrooms, two bathrooms, two separate living areas, modern u-shaped kitchen, expansive north facing covered alfresco terrace, separate laundry, and double lock up garage with storage. Freshly painted throughout, other features include new carpets, new LED lighting, new window furnishings, 2 x split system air-conditioners, stainless steel appliances, separate bath and shower in family bathroom, external terrace access from main bedroom, solar power, and a cute, powered shed/studio (formerly used for pottery). The garden has been beautifully landscaped and has well established native and tropical vegetation as well as grassy area for children and pets to play; there's plenty of room for a pool which would benefit from abundant sunshine on this northern side. Inside and out, it is impeccably presented and ready to move straight into, live and love. So close to all the fun stuff – beach, lake, creek, parks and reserves; your weekends can be as action-packed or as quiet and relaxing as you chose; in this prime lifestyle locale, there's always something enticing to do outdoors, and everything can be easily accessed on foot or bicycle. More sunshine, less screen time. Caloundra CBD, public and private hospitals and schooling, leisure facilities, and the motorway are within a 5-10 minute proximity, and it's 15 minutes to the university, 25 minutes to the local airport and one-hour to Brisbane International Airport. Properties in this coveted neighbourhood are rarely offered to the market, for good reason; people love living here and never want to leave. This is your opportunity to purchase a quality home in pristine condition and become its second owners and start your next exciting chapter, the best is yet to come, it's right here waiting for you. Du Preez Family Pty Ltd and Papin Property Pty Ltd working in conjunction with Amber Werchon Property.