

**14 Cordia Street, Rural View, Qld 4740**

**Raine&Horne.**

**House For Sale**

Wednesday, 26 June 2024

14 Cordia Street, Rural View, Qld 4740

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 438 m2**

**Type: House**



Janet Williamson

## Offers over \$539,000

You will be instantly captivated by this superb lifestyle represented by an aura of immaculate merit. This no fuss & low maintenance property is a great fit for a family, busy individuals, relaxed retirees or the investor who is looking for simplicity in a property. Located facing Cordia Street & with an exclusive private rear street known as Coffe Lane, this entrance enables access to the double remote-controlled garage with under cover admission to the home. • The yard is fully fenced with a front path leading toward the sheltered porch entrance. • Beyond the security entry door, continue down the hallway to arrive at the main hub of the home. • Kitchen with stone benches incorporates a breakfast bar, gas cooktop & 900mm electric oven, microwave cavity, pantry, dishwasher & 2-door fridge space plus display shelves. • Naturally light & bright open plan tiled dining & lounge area with roller blinds & stacker doors which encounter the patio. • Private patio reveals clear visibility through the glass fencing to the 4.2x6m inground mineral pool including a Robotic Dolphin Cleaner & a tropical backdrop of manageable gardens. A wind-down blind is fitted to suit the décor & all seasons. • Doors close off the storage area, which is tucked away sensibly for easy accessibility at the side of the patio. • Remote roller door from the patio to the garage & remote double garage door which includes the oversized manhole ideal for roof space storage. On the front is a workshop with closing door to tinker or use for extra storage. • Air-conditioned in the main living area, master bedroom plus the second & third bedrooms. • Tiles feature in the main living room, lino planks in the master & carpets in the additional bedrooms, ceiling fans, roller blinds including e-screens for semi & full block out. • Window locks throughout; Continuous gas/electric hot water is on tap! • Master bedroom with pendant lights, roller blinds finished with pelmets, a ceiling fan, walk-in wardrobe with shelving & ensuite. • Main bathroom with vanity, separate shower & bath. The toilet is separate. • Indoor laundry with storage cupboard & door to paved side area on the clothesline side. • Underground gas services the Estate. Water tank. Irrigation dripper system connected to the garden beds. • No mowing required on this approx. 438m<sup>2</sup> lifestyle block, with wide double gates for wide side access to park a caravan or boat. • Rates - prompt payment discount - approx. \$1,789.41 per 6 months • Smoke alarm Compliancy Certificate will be supplied prior to settlement. • The popular Plantation Palms Estate is a family friendly community with walking paths & children's playgrounds. • Members of The Northern Beaches Bowls Club can travel by courtesy bus for an outing. • Almost 5 minutes drive to Eimeo State School & 6 minutes to St Brendan's Catholic School & scoot through the back to the Northern Beaches High School. • Barely 2km to The Northern Beaches Shopping Centre with an array of retailers & varied businesses - Super GP Clinic, Coles, Woolworths, Pharmacies, Vets, Mechanics, Car wash facilities, Service Stations, Gyms & Yoga, Takeaway Food, Cafes - just to name a few! This personal paradise is the perfect lock up & leave scenario to suit any spontaneous moment!