

**161 Kingfisher Parade, Toogoom, QLD, 4655**



**House For Sale**

Wednesday, 25 September 2024

161 Kingfisher Parade, Toogoom, QLD, 4655

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Versatile Home in Tranquil Position - Moments from the Beach

Located in a highly sought-after position with tranquil beaches on your doorstep, 161 Kingfisher Parade is a spacious, open, and bright home which is only a few moments from pristine Toogoom beach. Exuding comfortable liveability and promoting rest and relaxation, leisurely days are spent enjoying cooling ocean breezes from the generous wrap around verandah or enjoying a relaxing stroll on the beach.

Self-contained living upstairs and down, paired with a spacious undercover entertainment area, provide a winning formula for the large or multigenerational family wishing to live together but maintain their own space and independence. There is also the option to explore the potential for Air-BNB by utilising the lower level as a self-contained flat.

Ground floor features include:

- Private side entry to lower level
- Open plan living and dining with air-conditioning and ceiling fans
- Spacious kitchen with freestanding electric oven and generous breakfast bar
- Two spacious bedrooms, both with air-conditioners and large wardrobes
- Tidy bathroom with separate toilet
- Wrap around porch, enjoying well-maintained gardens
- Laundry room with external access
- Security screens throughout

Upstairs features include:

- Spacious, open plan living and dining with air-conditioning, ceiling fans and direct access to verandah
- Tidy kitchen with electric oven and cooktop
- Two bedrooms, both with air-conditioners, large wardrobes, ceiling fans and sliding doors to verandah
- Tasteful bathroom to service upper level with separate toilet
- Wrap around verandah which enjoys cooling ocean breezes
- Internal and external stairs which can be closed/ gated off to keep upper and lower levels separate and self-contained

Additional features:

- 884m<sup>2</sup> corner allotment with dual street access
- Low maintenance tropical gardens
- Double Colourbond shed with automatic lift doors and storage area
- Spacious undercover entertainment area adjoining shed
- Drive through driveway - ideal for boats and caravans
- Excellent cross ventilation and natural light providing a very comfortable style of living
- 15 panel solar power system

Beach access is only a few moments' walk from your door, where you can enjoy peaceful walks along pristine beaches. The local Toogoom Beach Convenience & Takeaway Store is a short 1.1km down the road. An easy drive takes you to Hervey Bay, where you have access to public & private hospitals, Hervey Bay Airport, Stockland Shopping Centre and an array of boutiques, cafes & restaurants.

This property is in a prime position, in a serene and sought after location. If it is an investment property you are looking for or a holiday house or simply a change to a peaceful and easy lifestyle near the beach, 161 Kingfisher Parade must be inspected to be appreciated.

To avoid disappointment please contact Eli Winger or Gavin Winger to arrange your private viewing and for all other enquiries.