

17B Queen Street, Moffat Beach, Qld 4551



House For Sale

Thursday, 4 July 2024

17B Queen Street, Moffat Beach, Qld 4551

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 650 m2

Type: House



Sean Carter
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Steven Creaney
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Offers Above \$1,600,000

RE/MAX Property Sales proudly presents to market: 17B Queen Street, Moffat Beach. Move the family to sought-after Moffat Beach with the purchase of this well designed dual level residence on a fenced 650m² block with expansive north facing alfresco entertaining, within walking distance to stunning beaches, dining, parks, local schools, and the CBD - the lifestyle and location on offer is ultra-desirable! Across two levels with a family-friendly floor plan to facilitate good separation of living; the home comprises formal entry foyer, four bedrooms, three bathrooms, three living areas, central modern kitchen, covered timber deck on upper level with leafy outlook, rear deck on lower level, separate laundry, double lock-up garage plus single carport with drive-through access to back yard to bring in boat/caravan/trailer. Long-term owners have taken impeccable care of this truly gorgeous home and presentation inside and out is pristine. Features include hardwood timber flooring infusing wonderful warmth into the home, 2 x split system air-conditioners, ceiling fans, new benches in kitchen, new oven, gas cooktop, spa bath and separate shower in the guest bathroom, and masses of storage. The garden is low maintenance with a grassy lawn area for the children and pets to play, well established vegetation including bamboo, pandanus palms, bromeliads and more; and there is a terraced open air platform with ambient lighting and a Zen-like vibe that could be perfect for morning yoga, a cosy firepit, or an evening wine under the sparkling stars. Within walking distance to Moffat, Shelly, and Kings Beach - there's no excuse not to get the sand between your toes every single day; the kids can walk to school and local parks, and it's only a 15 minute walk to the CBD for dining, retail, and entertainment. This is a central location in every sense where the car is rarely needed - walk, ride a bike, or your e-scooter everywhere! Tightly held since 2005, the owners have loved living here, creating many special memories over the years to cherish; now it's time for its next chapter, a new family to proudly call Moffat Beach 'home'.

- Family-friendly floor plan - good separation & communal space
- Modern kitchen with new benches & new oven, gas cooktop
- Covered upper deck + lower deck + tiered outdoor terrace
- Hardwood timber floors, split system A/C, ceiling fans
- Fenced private garden, room for a pool, child & pet friendly
- DLUG + drive-through carport to backyard for boat/caravan
- 15 minutes* to the Sunshine Coast University Hospital
- 25 minutes* to the Sunshine Coast Airport
- 60 minutes* to Brisbane International Airport

Walking distance to -

- C&K Queen Street Community Kindergarten
- Our Lady of the Rosary School
- Caloundra State Primary School
- Caloundra State High School

Don't miss the opportunity to make this dream home yours. Call Sean or Steven today to book your private inspection. Will be sold!

***Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.