

**31 Shelley Street, Scarness, Qld 4655**

**PRIME**AGENTS

**House For Sale**

Wednesday, 10 July 2024

31 Shelley Street, Scarness, Qld 4655

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 749 m2**

**Type: House**



Stacey Pyne  
0438694307

## Offers over \$589,000 considered

Whether this is your first purchase, your last, or you're a savvy investor, this exceptional property is worth your time to inspect. Situated on an elevated block and just minutes from all amenities, this well-maintained home presents a fantastic opportunity for first-time buyers, downsizers, or those looking to add to their portfolio. As you enter the home, you'll immediately notice the sense of openness and space created by the stunning high ceilings. The heart of the home is a near new, modern kitchen that sits between the tiled, air-conditioned living room and dining room, which opens to a covered outdoor entertaining area. The floor plan is completed by three bedrooms, with the master bedroom featuring a spacious walk-in robe and access to a two-way bathroom. The elevated 749m<sup>2</sup> block offers great side access to a double shed with a workshop, while still providing plenty of yard space for the kids to play in the fully fenced backyard. This home represents fantastic value and is within walking distance to Kawungan State School, a childcare centre, Scarness Beach, and just minutes to the CBD and hospitals. Located on an elevated block that captures cool sea breezes, this property is all about location—throw away the car keys. Features--Tiled living room with air conditioning, fan- Modern renovated kitchen with dishwasher- Dining room with fan and sliding door access to outdoor entertaining area- Master bedroom with large walk in robe, fan and access to two way bathroom- 2 Additional bedrooms both with fans, built in robes- High ceilings throughout, security screens-Covered outdoor entertainment area-Double colourbond shed plus workshop bay with power , 1 door remote-Fully fenced backyard-Central location within minutes to Kawungan State School, Daycare centre, Bunnings, Woolworths, Aldi and Stocklands Shopping Centre