

**32 Idalia Road, Mount Sheridan, QLD, 4868**



**House For Sale**

Wednesday, 14 August 2024

32 Idalia Road, Mount Sheridan, QLD, 4868

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tim Lyon

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## CRACKING FAMILY HOME WITH REAR ACCESS

Situated on a generous 704m<sup>2</sup> block with a double lockup carport that allows easy access to the rear of the property, this terrific, family friendly home is perfect for the kids, the toys, the boat and everything in between! All this while being astutely positioned, directly across the road from a local park. 32 Idalia Road, is one of those rare homes that will easily bring the family together while offering all the conveniences and lifestyle you deserve.

### The Facts

- 13 blocks high, creates terrific sense of space
- 6kw solar system, ideal to keep those electricity costs low
- Large 704m<sup>2</sup> block, plenty of yard space for the kids
- Renovated kitchen with stone benches and plenty of storage
- Open plan living and dining room with an abundance of natural light
- 4 good sized bedrooms, all with built-in-robos
- Split system air-conditioning in master and living room
- Freshly painted throughout plus brand new carpets in bedrooms
- Double garage with remote controlled door
- Covered, alfresco rear patio, perfect for entertaining
- Fully fenced plus rear access

### The Figures

- Council rates \$1787 per half year
- Rental appraisal approx \$580 plus per week
- Built in 2003
- 704m<sup>2</sup> block

32 Idalia Road, so many options and so much versatility. Its a property that nearly has something for everyone. Whether you're looking for a terrific family friendly home to raise the cherubs, perhaps you've got a few toys to keep safe or maybe you're in the market for an investment property that's as solid as they come but delivers wide appeal with plenty of room for growth? Safe to say that you'll find it all here.

For all enquiries or to arrange an inspection, contact Tim Lyon on 0400 355 706.

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