

**35 Beames Crescent, Cannon Valley, Qld 4800**



**House For Sale**

Saturday, 29 June 2024

35 Beames Crescent, Cannon Valley, Qld 4800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1352 m2**

**Type: House**



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**\$1,295,000**

With a striking street presence and positioned on a generously sized 1354 sqm flat block, this immaculate residence is best described as the total package! The 4-bedroom home provides a practical design and layout throughout that will suit families, and those wanting a shed, inground pool, and a larger block have to inspect this property to appreciate its value. The hard work has already been completed here; all that is left for you to do is move in! The property is located in the prestigious Galbraith Park Estate, a premier neighbourhood known for spectacular homes on larger-than-average-sized blocks with town water/sewer services. Offering a genuine 4-bedroom floor plan plus a multi-purpose room that's currently used as a kid's media space, the house includes incredible features both inside and outside the home. Neatly appointed with modern appliances, a ceiling-mounted rangehood, a walk-in pantry, and ample cabinetry, the kitchen is the center point of the home and offers direct access to the lounge, dining room, and outdoor entertainment area. All the bedrooms are generous in size and feature split system air conditioning, built-in robes, block-out blinds and ceiling fans throughout. Relax outside with complete ease while entertaining friends under the extensive covered patio, which is seamlessly accessible from the kitchen via pillarless stacked sliding doors. The kids will love the fully fenced and secure backyard and the sparkling inground swimming pool is well positioned in the yard so parents can keep an eye on children as they enjoy a swim. The land backs onto a parkland reserve so your privacy is assured at the rear and wonderful neighbours reside on either side of this property. A concrete driveway runs along the right-hand side boundary and provides easy access to the 12m x 7m powered shed that features a mezzanine floor for storage and workshop space. This is perfect for those who have caravans, boats, machinery or could be the ideal location for a home-based business. Features Include; - 6.6kw solar power system, 5000L Rainwater Water Tank, Gas hot water - Pizza Oven, Veggie Garden & firepit area behind the shed - Roller doors to shed allow 3m height clearance with an additional open parking area on the backyard driveway - The pool is 6m x 3.5m Whitehaven Colour pool (Installed Jan 2022) - Curtains, blinds and security screens fitted to windows and doors throughout - 6m x 6.5m sized garage - slightly larger than the average - 1200mm Westinghouse oven and 5 burner gas cooktop, dishwasher - Only a short walk to the local school, parklands and shops - great position For any buyers considering building a new home, why build when you can buy an established house where all the work has already been done for a price well below the current replacement build costs and avoid the wait times. The owner is a serious seller, and flexible settlement terms are open to discussion. For further information about the house or to arrange your inspection, contact exclusive marketing agent Adam Webster from Ray White today.