

38 Roxborough Street, Canungra, Qld 4275

RODGERS & WILSON

House For Sale

Thursday, 16 May 2024

38 Roxborough Street, Canungra, Qld 4275

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 173 m²

Type: House



Cameron Webber
0756368963



Oliver Rodgers
0756368963

\$775,000

Welcome to 38 Roxborough Street Canungra, a stunning 4-bedroom, 2-bathroom house that offers the perfect blend of comfort and style. This modern property, constructed in 2018, boasts a spacious living area, a rumpus room, and a study, making it ideal for families or those who love to entertain. The property features a fully fenced yard with a courtyard and outdoor entertaining area, perfect for enjoying the beautiful Queensland weather. With no neighbours to the left, you can enjoy peace and privacy in this tranquil setting. This eco-friendly home comes equipped with 6.6KW solar panels, water-efficient fixtures, and energy-efficient appliances, making it both environmentally conscious and cost-effective. Additional features include air conditioning, a dishwasher, a remote garage, and a water tank. The rainwater tank on the property is plumbed to the toilet, laundry and garden, plus you have the peace of mind knowing you also have town water.

- Overlooks designated parkland with a view of the mountains
- Brand new dishwasher and pyrolytic oven
- NBN fibre to the premises (FTTP) and ethernet wiring to 2 rooms
- Double insulation in the roof
- Established food garden including citrus, coffee and olive trees and seasonal vege beds

Rates Approx \$42 Per Week Waters Approx \$15 Per Week Rental Appraisal \$740 Per Week Body Corp \$0 N/A Shared Duplex Home insurance \$20.59 Per week Located in a desirable area with north-facing aspects, this property is just a short drive from local amenities, schools, and parks. Don't miss your chance to own this beautiful home contact Cameron today to arrange a viewing. Offered at a price guide of \$775,000, this property won't last long! The Canungra Rise Estate has a lot of green space for you to relax in the sun with a picnic lunch not far from the Canungra Creek. It is a short walk to the cafes, and all the shops and services Canungra has to offer. Call now to book an inspection. Do not miss this opportunity to downsize and simplify your life in this beautiful town.