

**5 Melaleuca Street, Kuluin, QLD, 4558**

**House For Sale**

Thursday, 1 August 2024



5 Melaleuca Street, Kuluin, QLD, 4558

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Jason Burns

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## IMMACULATE FAMILY HOME WITH DETACHED GRANNY FLAT

This exceptional property offers a beautifully presented main home complemented by a separate secondary dwelling. Whether you're looking to keep your loved ones nearby or generate rental income, this versatile option provides the flexibility to suit your individual needs.

Upon entering the main home, you will be greeted by an open-plan living area featuring high-raked ceilings and a comfortable sunken living space. The generously proportioned kitchen is designed to accommodate your culinary pursuits, offering ample cabinetry space, and a sizable corner pantry, and is equipped with a dishwasher and gas cooktop. You can enjoy year-round comfort with the climate control split system air conditioning in the open plan area. In front of it is a covered patio area which provides the perfect setting for embracing the outdoor lifestyle. Immerse yourself in the tranquillity of the surrounding gardens as you gather with your loved ones in this secluded and private space. The multi-purpose room adjacent to the open plan area offers endless possibilities for its use. It can be utilized as a work-from-home space, a cozy den, or an additional bedroom. Furthermore, this space has a separate entry at the front of the house, ensuring convenience and privacy.

Each of the three bedrooms is generously sized, providing ample space for comfort and relaxation. The main bedroom features a sliding door that opens onto the back deck, creating a seamless transition between indoor and outdoor living. The family bathroom is equipped with a bathtub, and there is a separate toilet and a laundry area for added convenience.

Situated at the forefront of the property is a charming second dwelling, featuring a distinct separate entranceway and convenient off-street parking. Within this space, you will find a spacious bedroom, a well-equipped kitchen, a stylish bathroom, a cozy living area, and a private front porch. Additionally, there is a dedicated private laundry area for the occupants' exclusive use. This versatile space is ideal for accommodating elderly parents, serving as a teenage retreat, or being rented out to tenants.

### Features Main House:

- Spacious kitchen with ample storage
- Gas cooktop / Electric hot water
- HWC serving kitchen & bathroom
- AC to Kitchen/living space
- Large multi-purpose room
- Ceiling fans throughout
- 3 generous-sized bedrooms
- Main bedroom with AC
- Family bathroom with bathtub
- Separate laundry area
- Back deck and Workshop
- Large, covered patio
- Established gardens
- One year old roof over entire house and front patio

### Features Granny Flat:

- 1 bedroom with storage
- Air-conditioned living area
- Functional kitchen with gas cooktop
- Gas hot water system
- Good sized bathroom
- Private separate laundry
- Off-street parking
- Private entry

Situated in the popular Kuluin area within short walking distance to primary school, the local shops, childcare, parks, and public transport. A short drive to the Maroochy River, boat ramp, Sunshine Plaza, Sunshine Coast beaches, restaurants, and easy access to the Sunshine Motor Way and Bruce Highway.

With all that this property has to offer it is not expected to last. Don't miss your opportunity to inspect.

For Sale: "Offers Over \$899,000"?

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