

**6 Ivory Street, Caloundra West, Qld 4551**

NOBLE ESTATE

**House For Sale**

Wednesday, 10 July 2024

6 Ivory Street, Caloundra West, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 438 m2**

**Type: House**

**\$895k+**

Welcome to this beautifully modern and open-plan three-bedroom home. Built in 2016, it's perfect for those looking for space, style and functionality. Centrally located and close to amenities, it offers a resort-inspired lifestyle. The home features high ceilings, easy-care floors, and a tasteful colour palette. The open-plan living, kitchen, rumpus, and dining areas seamlessly connect to the outdoor alfresco via zero-corner doors. For convenience, there is a separate office space. The kitchen boasts stainless steel appliances, including a gas cooktop and dishwasher, stone benchtops, a walk-in pantry, an opulent breakfast bar, and ample storage in soft-closing drawers. All bedrooms have ceiling fans and built-in robes, with one guest room also featuring air-conditioning. The master suite includes air-conditioning, an ensuite, a walk-in robe, and a ceiling fan. A separate toilet provides convenience for guests. Outdoor spaces are ideal for kids and entertaining, with a timber deck, a heated pool with coloured lights, and a garden shed for DIY projects. Additional features include a 5000L rainwater tank, 6.6kW solar panels, an extra long double garage with a fan and epoxy flooring, and a new Colorbond roof installed in 2020. The 2.3-meter fence offers privacy and you'll find gas hot water. The home is located 60 minutes from Brisbane International Airport, 30 minutes from Sunshine Coast Airport, and 15 minutes from Sunshine Coast University Hospital. It's also close to Unity College, Bellvista shopping centre, and a vibrant dining scene, with multiple primary and high schools and the Baringa Shopping District nearby. Additionally, you'll find a friendly park and playground only 150 meters away. Things you'll love:- Modern and open-plan living- Excellent outdoor entertainment areas - Pool with lights and water feature- High ceilings - Soft close draws and stone benchtop in the kitchen - Master retreat separate from other bedrooms- Solar, water tank and garden shed- Central location - Separate living spaces - Park and playground within walking distance \*Disclaimer: While we make every effort to provide an accurate portrayal of the property, we cannot guarantee its accuracy. Prospective buyers are encouraged to conduct their own due diligence and inspections to ensure the property meets their expectations and requirements.