

**6 Toona Ct, Narangba, QLD, 4504**



**House For Sale**

Wednesday, 14 August 2024

6 Toona Ct, Narangba, QLD, 4504

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matt Ward

0421140447

## **Vacant and Ready to Go! Functional Family Home with Modern Comforts in Narangba!**

Discover the perfect family retreat at 6 Toona Court, Narangba, where comfort meets convenience in a peaceful cul-de-sac setting. Built in 2009, this charming home sits on a generous 600sqm block and boasts an array of features that cater to modern family living.

With a ceiling height of 2.55m, this home offers a spacious feel throughout its open-plan kitchen, living, and dining areas, complemented by ceramic tiles for easy maintenance. The heart of the home features SMEG appliances and an Omega stainless steel dishwasher, finished off with laminate benchtops. Enjoy ample storage with a built-in pantry and a generous fridge space.

This home offers a carpeted media room for entertainment and a study for work or study purposes, alongside four well-appointed bedrooms. Stay comfortable year-round with the MyAir ducted air conditioning system and ceiling fans in living rooms and bedrooms. Security screens throughout the property provide peace of mind.

The main bedroom features a HUGE walk-in robe and ensuite with laminate benchtops, a double vanity, and a shower. Bedrooms 2, 3 and 4 also have built-in robes. Enjoy outdoor relaxation with a covered alfresco area overlooking the low-maintenance, established gardens and saltwater swimming pool. The property offers a small side access with a slab, with potential for a front extension for caravan storage.

Take a dip in the saltwater pool, perfect for those warm Queensland days, and enjoy the benefits of a Rinnai gas instantaneous hot water system and water tank. The home is equipped with physical termite protection, a double garage (6m x 6m), and a north-east aspect to capture natural light.

Located within walking distance to public transport, schools, shops, parks, and walking/cycling tracks, this home is in a prime location. The school catchment includes Narangba Valley State School (Prep to Year 6), Narangba Valley State High School (Year 7 to Year 12), and Carmichael College.

Council rates are approximately \$560 per quarter, with a rental expectation of \$750 per week.

This beautiful home offers a blend of style, comfort, and convenience, making it an ideal choice for families looking to settle in Narangba. Don't miss out on this fantastic opportunity to own a slice of paradise. Check out [www.6toona.com](http://www.6toona.com) for upcoming inspection times and additional details.