

**74 Wattle Avenue, Beerburrum, Qld 4517**

**House For Sale**

Saturday, 29 June 2024



74 Wattle Avenue, Beerburrum, Qld 4517

**Bedrooms: 4**

**Bathrooms: 2**

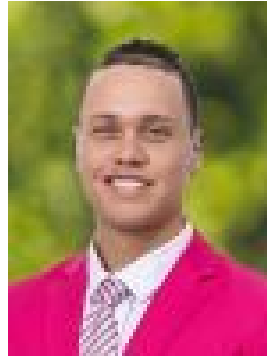
**Parkings: 5**

**Area: 2491 m2**

**Type: House**



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## Submit Best Offers, Closing 17th July, 5pm

Andy Phythian and the Clarke & Co Team proudly presents this fantastic family home in the heart of Beerburrum. Situated on a spacious 2,491 square meter block, 74 Wattle Avenue offers a blend of modern comfort and ample space, making it the perfect retreat for families seeking a tranquil lifestyle. This beautifully designed home features four generously sized bedrooms and two well-appointed bathrooms. The master bedroom is a true sanctuary, complete with air conditioning for year-round comfort. Each additional bedroom includes built-in robes and ceiling fans, ensuring every family member enjoys their own comfortable space. With three distinct living areas, this home caters to various needs, from quiet relaxation to vibrant family activities. The air-conditioned main living area ensures comfort during the warmer months, while the separate lounge/media room provides an ideal space for entertaining guests or enjoying movie nights. The heart of the home is the stunning modern kitchen, featuring stone benchtops, a walk-in pantry, a dishwasher, and ample storage space. Designed to make meal preparation a joy, the open-plan layout allows for seamless interaction between the kitchen, dining, and living areas, perfect for family gatherings and entertaining. Step outside to the rear patio, which overlooks the expansive backyard. This outdoor space is ideal for alfresco dining, barbecues, or simply relaxing while watching the children play. The fully fenced 2,491 square meter block provides plenty of space for pets, outdoor activities, and gardening. The enormous 9x12m 3 bay shed offers additional storage for tools and equipment, your personal man cave/studio, or even your own garage for any car or bike enthusiast. Conveniently located close to the Beerburrum train station, this property offers easy access to public transport, making commuting a breeze. Which is perfect for younger families, as the local state school is only 600 meters away! The quiet, family-friendly neighborhood is also within proximity to local amenities, ensuring convenience for your everyday needs.

**Features We Love About 74 Wattle:**

- Four spacious bedrooms, master with air conditioning
- Two well-appointed bathrooms
- Three distinct living areas, main living with air conditioning
- Modern kitchen with stone benchtops, walk-in pantry, and dishwasher
- Built-in robes and ceiling fans in all bedrooms
- Double lock-up garage with internal access
- Rear patio overlooking the backyard
- Fully fenced 2,491 square meter block
- Huge 9x12m 3 bay shed
- Close to Beerburrum train station

74 Wattle Avenue, Beerburrum, is more than just a house—it's a place where memories are made. With its spacious layout, modern amenities, and prime location, this property is perfect for families looking to enjoy the best of both comfort and convenience. Don't miss the opportunity to make this wonderful home your own. Arrange an inspection today and discover the lifestyle that awaits you at 74 Wattle Avenue. Your Agent, Andy Phythian 0400 869 277 Clarke & Co Real Estate Executives