

**79 Sharyn Drive, New Auckland, QLD, 4680**



**House For Sale**

Thursday, 1 August 2024

79 Sharyn Drive, New Auckland, QLD, 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Luke Watts  
0407899110



Hannah Watts  
0749722484

## Exceptional Home in Popular Estate with Room to Grow!

Truly impressive 800sqm block is fully manicured top to bottom and offers a stunning facade and unique design that stands out from the crowd! Surrounded by other quality and well-kept homes of its era. Every square metre of this property is usable offering a variety of options for your desired additions! In other words: Build Your Dream Shed Here!

- Full length windows in every room allowing exceptional natural light combined with a bright and neutral colour palette, ideal for the indoor plant lovers!
- Space for the family with TWO separate internal living areas. one is a carpeted lounge/media room near the entry to the home with the second being an exceptionally large, tiled family room ideally located on the opposite side of the home away from the 4 bedrooms, perfect for shift workers.
- Near new split system air-conditioning units in every room!
- New window coverings throughout!
- Open plan kitchen/dining room separate the two living areas and overlooks the outdoor entertaining area.
- Lovely kitchen is complete with breakfast bar, double fridge housing, gas cooktop, waist height wall oven, dedicated microwave housing, overhead cupboard space and HUGE walk-in pantry! From the kitchen, the chefs of the household can still be a part of the entertainment, overlooking the outdoor living area.
- The outdoor living is the heart of the home and simply to die for! Accessible via multiple entry ways both inside and out, this fully tiled area is extra-large, private & fully covered with quality lighting and ceiling fan!
- From here, both left and right-side yards are easily accessible and is fenced ideal for young families and pets!
- All four bedrooms are genuinely spacious with the main being exceptionally large. All bedrooms are air-conditioned with near-new carpets, built-in-ropes, full length windows.
- Master bedroom boasts a large walk-in-robe and stylish ensuite with custom seamless glass-top vanity. Main bathroom is bright and spacious with both shower & bath and separate toilet.
- An array of well-established fruit trees (listed below), herb gardens and immaculate lawns make up the external landscape of this picture perfect 800sqm property.
- For those wanting the shed/pool there is nearly 200sqm of flat, easement free yard space ideal for BOTH options and with yard space to spare.
- Recent Building and Pest Inspections available on request!

Additional Features Include: 23panel 6Kw solar system with Solax Converter, Security Screens on all windows and doors with crim-safe on front entry, paved footpaths on 3 sides of the home, 2nd partially covered outdoor living area, additional cemented area at the rear ready for a shed/3rd outdoor living, 3 rainwater tanks, hearty sir-Walter buffalo lawn, quiet/secluded location towards the end of a no-through-road in popular estate.

If a truly well-kept and loved home is what you've been searching for, you can't miss this one. Contact The Watts Team today for further details or information on the next available viewing!

### List of Established Fruit Trees:

Right hand side: Custard Apple, Avocado, Chilli Trees, Bay Leaf Tree, Java Plum, Soursop Pandan Shrub, Kumquat,

Assorted Established Herbs.

Left hand Side: Sapodilla Tree x 2, Kaffir Lime, Tahitian Lime, Mango, Honey Gold Longan, Pomelo, Banana Cavendish, Tumeric, Curry Tree, Star Fruit, Washington Navel Orange, Gooseberry, Java plum, Lilly Pilly, Monkey Apple.

Council Rates - \$3,700 approx per annum

Current rental estimate is \$600 to \$630 P/W

**\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\***