

SOLD



26 Gippsland Place, Caloundra West



## Contract Crashed: Back on the Market!

This expansive single level home tucked away in a quiet neighbourhood backing onto a green buffer, offers an exceptional family-friendly lifestyle with a well-designed floor plan providing multiple internal living spaces, in addition to north facing alfresco entertaining and a sundrenched pool.

The layout facilitates good separation as well as wonderful communal spaces for relaxation and celebrations; and comprises four bedrooms, two bathrooms, central kitchen, four separate living areas, covered alfresco patio overlooking pool, separate laundry, and double lock up garage, on a low maintenance 640m<sup>2</sup> block.

Ducted air-conditioning, ceiling fans, easy-care tiled flooring in living areas, carpets in media and bedrooms, stone benches in kitchen, stainless steel appliances, gas cooktop, separate

4 2 2 640 m<sup>2</sup>

**Price** SOLD for  
\$995,000

**Property Type** Residential

**Property ID** 2477

**Land Area** 640 m<sup>2</sup>

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shower and bath in family bathroom, security screens, solar power, rainwater tank, lock-up garden shed, and dual waterfalls on the pool - are some of the home's appealing features.

Long-term owner has rented out in the past generating attractive returns - the home is now vacant and ready to move straight into or rent out for income stream. It has well cared for and maintained, and there is no immediate money needing to be spent; you can unpack, kick back and relax in comfort and privacy.

The garden requires minimal maintenance - just a regular mow to keep it looking neat and tidy, and there is fenced grassy space at rear for children and pets to play, and plenty of nearby local parks and playgrounds for them to enjoy also.

With kilometres of walking and cycling tracks providing great connectivity in and around Bellvista; all local amenities can be reached on foot including Unity College, childcare, IGA, local shops and cafes, tavern, and the fabulous Canavan Grace Recreational Park with lakes, manicured gardens, community centre, and playground.

Located just a five minute drive to access Caloundra Road connecting you west to the M1 or east to Caloundra CBD and stunning beaches - getting to where you want to go is quick and easy. You can spend the morning at the beach or boating/fishing on the spectacular Pumicestone Passage and come home for an afternoon BBQ and a swim in the pool... now, this is living!

- Well-designed family home on 640m<sup>2</sup>
- 4 bedrooms, 2 bathrooms, 4 living areas
- Central kitchen, stainless steel appliances
- North facing alfresco entertaining patio
- Inground pool with dual waterfall feature
- Ducted A/C, ceiling fans, solar power
- Rainwater tank, lock-up garden shed
- Quiet neighbourhood, green buffer at rear

- Walk to Unity College, parks, shops, tavern

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*