



9 Topaz Drive, CALOUNDRA WEST, QLD 4551

Private, Low Maintenance Living!

This beautifully presented 3 bedroom + study home with double lockup garage offers effortless living, with everything already done, simply move in and enjoy.

Designed with both comfort and functionality in mind, the home showcases a stunning central kitchen, generous open plan living, and an abundance of storage throughout. You'll appreciate the thoughtful extras including air-conditioning, a 6.6kW solar system, stone benchtops, and security screens and doors.

Positioned at the front of the home, the study provides the perfect space for a home office or a quiet retreat away from the main living areas.

At the heart of the home, the impressive kitchen is designed to both impress and perform, featuring premium Miele appliances including a gas cooktop, rangehood, electric oven, and dishwasher. Complemented by a walk-in pantry, abundant soft close drawer storage, stone benchtops, and an expansive breakfast bar, this space offers exceptional functionality for both everyday cooking and entertaining.

The air-conditioned open plan living area flows seamlessly to a covered outdoor

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TYPE: For Sale

INTERNET ID: 22P1679

SALE DETAILS

Offers Over \$899,000

CONTACT DETAILS

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entertaining space, complete with warm timber decking that extends to the rear fence. Beyond, a peaceful 2.7km walking track sits off the rear boundary of the property, providing a tranquil forest backdrop, added privacy, and the perfect setting for daily walks right at your doorstep.

Privately positioned, the main bedroom is set away from the remaining bedrooms and includes a modern ensuite with a spacious shower, adjustable shower head, and stone topped vanity. Bedrooms two and three are generously sized queen rooms, each with double built-ins and ceiling fans, and are serviced by the stylish main bathroom. This section of the home can be closed off, creating a quiet wing ideal for guests, children, or extended family living.

Storage is a standout feature of this home, with thoughtful inclusions throughout. The double lockup garage offers ample space along with clever additional storage options, while the separate laundry is well appointed with even more built-in storage to keep everything neatly organised.

The 6.6kW solar system helps keep energy costs down, allowing you to enjoy year round comfort with efficiency.

Set on a low maintenance block, the home also features privacy fencing, a small grassed yard ideal for pets, along with a garden shed and water tank.

Additional features include:

Abundant storage throughout the home.

Stone benchtops throughout.

Air conditioning to the main living area.

Ceiling fans throughout.

Security screens and doors, including Crimsafe to the front door.

Electric hot water system.

Surrounded by parks and walking tracks, this home offers a relaxed lifestyle with nature close by. Located centrally with easy access to the Bruce Highway or the beautiful beaches of Caloundra.

Locally:

School catchment - Baringa State Primary and Baringa State Secondary.

Milestones Early Learning Centre 3 mins.

Unity College Private 4 mins.

Shopping:

Bunnings, Chemist Warehouse and Stockland Shopping Centre 6 mins.

IGA Bellvista 3 mins

Baringa Tavern 5 mins.

With all the hard work complete, this is a home you can simply move into and enjoy

from day one.

Arrange your inspection today â## this one won't last long.

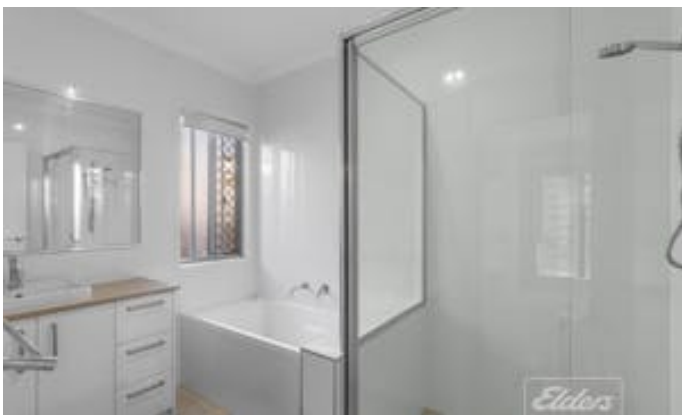
Call Ian Partington 4047 746 280 or Vikki Young 0498 117 081

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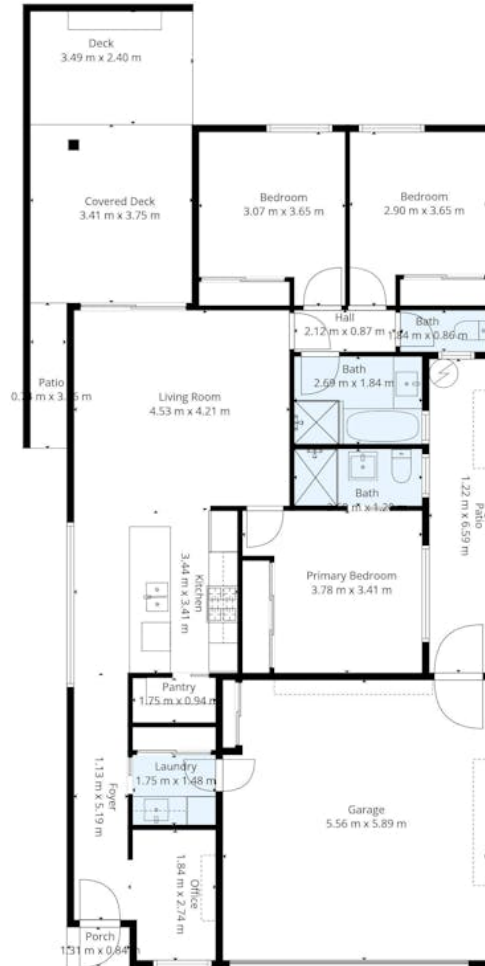
Other features: Bush Retreat, Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 250.00 square metres
- Building Area: 155.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite









TOTAL: 97 m2
 1st floor: 97 m2
 EXCLUDED AREAS: PATIO: 10 m2, PORCH: 1 m2, COVERED DECK: 13 m2,
 DECK: 8 m2, GARAGE: 32 m2, WALLS: 13 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

