



## 6 Flounder Crescent, TOOLOOA, QLD 4680

### Freshly Renovated & Ready to Move Straight In – Dual Living Potential

Set in an elevated, private position with a beautiful outlook, this freshly renovated home is move-in ready and packed with flexibility. With a versatile two-level layout ideal for dual living, polished floors, new fixtures and a fully fenced 787sqm block, this is a smart option for families, extended households or investors seeking space and stylish living.

#### Key Features:

\*Renovated throughout with fresh paint, new fixtures and polished timber floors.

\*Flexible dual-level design with dual living potential

#### Upstairs:

\*Open plan light-filled Living and Dining Areas

\*Kitchen with generous bench space and storage electric stovetop, oven and

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P164808

#### SALE DETAILS

**Offers Over \$569,000**

#### CONTACT DETAILS

**Emma Plath**  
0497 864 493

dishwasher.

\*3 Bedrooms with ceiling fans, built-in robes and main bedroom with carpeting and air-conditioning.

\*Spacious Bathroom with shower and bath, separate toilet.

Downstairs:

\*Bedroom with built-in cupboards and air-conditioning.

\*Living/activity room and laundry.

\*Tiled Laundry with storage.

\*Elevated position with a lovely outlook and breezes

\*Private, secure and fully fenced 787sqm block

\*Ample garage parking and yard space

\*3.6kw Solar power and hot water

Move straight in and enjoy now, with the option to add value later. Homes offering this level of privacy, flexibility and presentation are in high demand - inspect early to avoid missing out.

\* Vacant

\* Rental Appraisal Guide \$540-\$560 per week

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

\* Please note: Certain images have been enhanced with virtual furnishings to help illustrate room size and layout. These visuals are indicative only.

- Land Area 787.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage





