



11 Waterson Drive, SUN VALLEY, QLD 4680

Perfect Family Home with Double Bay Shed!

Nestled within the tranquil environs of Sun Valley, 11 Waterson Drive presents an outstanding opportunity for first home buyers, savvy investors, and growing families to own a piece of Queensland's laid-back lifestyle. This highset, 3-bedroom, 2-bathroom home offers an exceptional living experience with its modern comforts and spacious 683-square-metre land allotment.

Upon arrival, the front verandah sets the scene for the warmth that the home's interior continues to exude. The open plan living, dining, and kitchen area, complete with air conditioning, forms the vibrant heart of the home where family and friends can gather with ease. The kitchen doesn't skip a beat with its walk-in pantry, sleek cooktop, wall oven, and generous overhead cupboards, making meal preparation a delight.

Polished timber floors add character throughout, leading to the air-conditioned master bedroom with a fan, walk-in robe, and contemporary vinyl planking. The private ensuite offers additional comfort and convenience. Bedrooms 2 and 3 also feature air conditioning, fans, built-in robes, and vinyl planking flooring, ensuring a personal retreat for all family members. The main bathroom is well-appointed with a shower, vanity, and separate shower, alongside a handy linen cupboard.

TYPE: Sold

INTERNET ID: 300P164844

SALE DETAILS

UNDER CONTRACT

CONTACT DETAILS

,
Bevan Rose
0417 602 150

Storage is abundant, with a separate laundry, bonus room downstairs, and a double carport complemented by a caravan or boat carport and a powered double bay shed. With security screens for peace of mind, this home truly caters to all needs.

* Last known Rental Increase July 2023 @ \$440 per week

* Current Rental Appraisal Guide \$570 - \$590 per week

* Council Rates Approx \$3,700 per year (excluding water)

* 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.

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 683.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double carport
- Ensuite





