



## 53 Sommerfeld Crescent, CHINCHILLA, QLD 4413

### SPACIOUS, STYLISH & MOVE-IN READY IN A QUIET FAMILY LOCATION

Positioned in a peaceful, well-established pocket of Chinchilla, 53 Sommerfeld Street offers the perfect balance of modern comfort, practical design and relaxed outdoor living.

From the moment you step inside, you're welcomed by a light-filled open plan living and dining area designed for effortless everyday living. The layout flows seamlessly to a very large covered outdoor entertaining space, creating the ideal setting for weekend BBQs, family gatherings or simply enjoying your morning coffee in privacy.

Hidden behind double cavity sliding doors the media room is positioned adjacent to the entry foyer and enjoys separation from the other living spaces.

The kitchen sits at the heart of the home and features generous bench space, pantry, breakfast bar, ample cabinetry and quality stainless steel appliances - perfectly suited for busy families or those who love to entertain.

All bedrooms are thoughtfully positioned and generously sized, complete with built-in wardrobes. The spacious master suite offers a private retreat with its own ensuite and walk in robe and with sliding glass doors spilling onto the outdoor area. The remaining

**TYPE:** For Sale

**INTERNET ID:** 50P1086

#### SALE DETAILS

**Offers Over \$665,000**

#### CONTACT DETAILS

**Chinchilla**  
69 Heeney Street  
Chinchilla, QLD  
07 4669 1966

**Di Ewen**

bedrooms are serviced by a well-appointed central bathroom with separate toilet for added functionality. A well thought-out laundry with custom cabinetry and loads of storage make this a valuable workspace.

Outside, the fully fenced yard provides space for children and pets to play safely, with low-maintenance landscaping ensuring you can spend more time enjoying the home and less time maintaining it. A backyard bonus is the three-bay shed which incorporates two car spaces and workshop, powered with 15amp outlet. A separate garden shed gives a home to mowers and yard equipment.

Whether you're a first home buyer, investor or looking to downsize without compromise, this property presents outstanding value in a highly desirable location close to schools, parks and town amenities.

#### Key Features:

- Spacious open-plan living and dining
- . 2.5m ceilings, stepped cornices to living area
- . Media room
- Well-equipped kitchen with ample storage and bench space
- Master bedroom with private ensuite
- Built-in wardrobes throughout
- Functional family bathroom with separate toilet
- Covered outdoor entertaining area
- . Ducted air-conditioning and fans
- Three -bay shed with 15-amp power plus garden shed
- 88sqm low-maintenance block
- Fully fenced yard â## ideal for kids and pets
- Strong investment potential

\*For the Investor Current Rental Market approx. \$620 pw - \$640 pw

Contact Di Ewen for all the details and to book your private inspection.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 800.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Ensuite



