

**Offers Over \$575,000**

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📍 55 Byee Circuit Aroona QLD



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## **ELEGANT & STYLISH! MASSIVE 4 BEDROOM HOME + STUDY + DOUBLE GATE ACCESS**

This family home situated on a 664m<sup>2</sup> block, is larger than most and has plenty to offer with a brilliant floor plan, featuring plenty of space without compromise ensuring everyone in the family has their own space.

Built with the modern family in mind, there are 3 living areas, four huge storage rooms, a large kitchen with modern appliances, which in turn flows out onto the large covered alfresco area. All 4 bedrooms have been designed with comfort and size in mind, with built-ins and ceiling fans in all. The master bedroom is more than generous in size, featuring a walk-in robe and ensuite.

Features Include:

- 4 large bedrooms + separate office
- Main bedroom with ensuite, WIR & air-conditioning
- 5th bedroom or study
- Multiple living areas
- Large kitchen with loads of ben space & modern appliances
- Air-conditioning & ceiling fans throughout
- Fully insulated including patio
- Tiled throughout
- 5,000 litre water tank
- Double gate side access for the boat or caravan (garden shed belongs to tenant so can be moved to allow for access)
- Room for a pool
- Large 664m<sup>2</sup> block
- Short drive to the new Hospital & future University

Prominently located in one of Caloundra newer suburbs, the location is quiet and relaxing and certainly a safe and secure place in which to reside.

Situated in a quiet estate, close to all amenities including schools, shops and only a short drive to Caloundra CBD and beaches. With so much on offer, combined with great presentation and quality fixtures and fittings.

This home is unlikely to last. Inspections by appointment only in advance, call Kristy Vrbnjak on 0435 888 319, to arrange a time.



**Phillip Vaughan**

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