



36 Hetherington Drive, Twin Waters



## Fairways Island

Fronting the lake and surrounded almost completely by the Twin Waters Golf Course makes this a stand out location...within a stand out location. Add a large flexible floor plan, lots of quality inclusions and some of the best neighbouring development you'll find anywhere on the coast and you have an opportunity to start a great lifestyle now, and secure your financial future for tomorrow.

- 4 bedrooms/2 living areas/3 bathrooms, purpose built home office
- 808sqm absolute lake and golf course frontage allotment
- Expansive water and golf course views from most rooms in the house
- Large home offering dual occupancy and home base business potential
- Separated living means room for everyone to find their own space
- All bedrooms are a good size, main with ensuite and walk in robe
- Fitted study nook & integrated storage throughout the entire home
- Bosh/Asko appliances and filtered water to kitchen. Daiken air-conditioning
- Extensive outdoor living with electric screen system for all day enjoyment
- 5 KW grid connected solar. Established trees/gardens, 3.7m x 1.5m shed
- Other extras include ceiling fans, ducted vacuum and insulation
- 2.5km to the beach. Shopping, cafes, bars and restaurants even closer.
- Easy drive to Maroochy CBD and the Sunshine Plaza
- Only a handful of homes make up this highly sought after street

🛏 4 🌐 3 🚗 2 📏 808 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2620
<b>Land Area</b>	808 m <sup>2</sup>
<b>Floor Area</b>	316 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
 644 David Low Way Pacific Paradise,  
 QLD, 4564 Australia  
 07 5448 7700



- Almost gated community feel. Very peaceful & private setting (cul-de-sac)

The views over the lake and out to the fairways have to be experienced to be truly appreciated. There's an abundance of nature here too and the established citrus trees and gardens frame the outlook perfectly from virtually every room. The 808sqm block is enough space to provide peace and privacy, and the acreage like feel provided by the adjoining Golf Course is maintained by someone else leaving you more time to kick back and take it all in. You won't regret a walk through here, as living at this property might just be the easy green change you've been searching for.

Investment information:

Rates & water charges: Approx. \$3150/year

Estimated permanent rental return: \$650/week

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