

Sold



23 Bowerbird Ave, Burnside



## Best in collection

Bowerbird Avenue is a short side street comprising of quality, modern homes. Number 23 is no exception offering a perfect blend of Queenslander/pole home character with modern conveniences you'd expect in a 2020 built home. Fronting the Whalley Creek Environmental Corridor provides peace and privacy, and a five-minute drive to Nambour CBD and train station means you're close to everything you need when it's time to head out.

- 4 bed/2 bath, internal 2x garage
- Large open living, wide covered deck
- Well-appointed kitchen/bathrooms
- Air-conditioning and ceiling fans
- Energy efficient lighting/insulation
- 5Kw grid connected solar PV
- Fenced 600sqm, room future pool
- Potential to enclose under home
- Private setting, no neighbours behind
- Views over adjoining nature corridor
- Balance new home warranty (QBCC)
- Ready to move in or rent-out

Well established and still within QBCC warranty period makes this property a

 4  2  2  600 m<sup>2</sup>

<b>Price</b>	SOLD for \$835,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3064
<b>Land Area</b>	600 m <sup>2</sup>

## Agent Details

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## Office Details

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possible alternative to a new build. 1.7km to schools, and not much further to the local shopping village means this position will only become more sought after as the area continues to grow. If you've been searching for a modern home, though still want to be close to the things you need, this property is worthy of a closer look.

Rates & rental information:

Estimated permanent rental return: \$730/week

Council rates & unity water charges (combined) approx.: \$3150/year

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