

Under Contract



44 Ficus Dr, Palmview



## Modern, Low-Maintenance Living in the Heart of Harmony

Nestled in the vibrant and award-winning Harmony Estate, this 4-bedroom, 2-bathroom home is a standout for those seeking modern living with low-maintenance appeal. Perfectly suited to first home buyers, downsizers, or savvy investors, this property offers the ideal combination of style, comfort, and location.

The open-plan design creates a seamless flow between the indoor and outdoor spaces. The light-filled living and dining area opens to a covered alfresco entertaining space, overlooking a level, easy-care yard. The stylish kitchen is equipped with stone benchtops, a walk-in pantry, dishwasher, and quality finishes, making it ideal for everyday meals or hosting guests.

The home's design prioritizes comfort and functionality:

- Master Retreat:** A private, air conditioned sanctuary with a walk-in robe, ensuite, and ceiling fan.
- Spacious Bedrooms:** Three additional bedrooms with built-in storage provide room for family or guests.
- Separate Laundry:** A dedicated laundry room with extra storage and outdoor access.
- Double Garage:** Secure parking for two vehicles plus additional storage space.

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<b>Price</b>	\$830,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3132
<b>Land Area</b>	313 m <sup>2</sup>
<b>Floor Area</b>	163 m <sup>2</sup>

### Agent Details

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**-Energy Efficiency:** Solar power keeps energy costs low, while air conditioning and ceiling fans ensure year-round comfort.

### **Why You'll Love Living Here:**

**-Prime Location:** Walk or cycle to local schools, with the University of the Sunshine Coast just 12 minutes away.

**-Everyday Convenience:** Only 11 minutes to Coles and Woolworths, with quick access to the M1 for commuting.

**-Lifestyle Appeal:** 20 minutes to the Sunshine Coast's stunning beaches and major hospitals, and a short walk to Flintwood Crescent Park and cafe.

**-Low maintenance living:** Level 313sqm block. Spend less time mowing, more time living!

**-Rental Potential:** With a rental appraisal of \$750 per week, this property has the potential to deliver exceptional investment returns.

Stylish, functional, and ideally located, 44 Ficus Drive offers a lifestyle of comfort and convenience with fantastic growth potential. Don't miss your chance to secure a home in one of the Sunshine Coast's most sought-after communities.

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