



## PERFECT LOCATION – PERFECT PLACE TO LIVE

Positioned in quiet no through street in Old Tewantin is this immaculate home, move in add your personal touches, nothing else to do but enjoy your new home.

A property if you were driving by you would stop and admire, very pleasing to the eye with the picturesque cottage gardens, with new timber slatted fence to add more useable yard space to the property. North/East facing front verandah to catch the morning sun in winter, protected from the afternoon sun in the summer, the verandah flows around to the Northern side of the home, ideal covered entertainment area that extends out to a timber deck to sit out here & have a cuppa in the morning. From this area walk thru a gate to a quaint courtyard with rustic timber deck, gardens & pots with a variety of herbs, flowers & plants.

As you walk into the home there is an entry area so you are not looking straight in to the home. Open plan living, dining, kitchen, with reverse cycle air conditioning, all this area overlooks &

**\$667,000**

**Address : 91, Butler Street, QLD, TEWANTIN, 4565**

**Area : 634 per sqm**

**Bedrooms : 4**

**Bathrooms : 2**

**Car Space : 2**

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**Type : House**

**<https://www.robertjamesrealty.com.au>**



; opens out to the North facing entertainment area. Recently refurbished with vinyl timber look floors, so easy care & soft on your legs/feet, 2 year young kitchen, free standing breakfast counter, lots of soft touch drawers, appliance cupboard, Westinghouse dishwasher, double pantry, cooktop with exhaust flu vented out thru the roof, room for double fridge/freezer plumbing for ice maker.

There are 4 bedrooms (or 3 & a study, study not having a built-in), other 2 bedrms have built ins, ceiling fans & on Northern side of the home, perfect. Main bedroom at back of the home with reverse cycle air conditioning, also with Northern aspect, walk through robe to ensuite.

Double garage with auto doors, drive through to back yard, access into the home from the garage through the laundry (which has a doggie door). Roomy back yard, blank canvas to do with what you want, 3m x 3m garden shed. 8 solar panels on northern roof, approx. 2kw.

Walk to local schools, Tewantin Village, only a few minute's drive to Noosaville, Gympie Terrace, Noosa River, & approx. 10mins to Noosa Main Beach and surf beaches.

Purchase this property, enjoy your new home & style.