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**Robert James**  
REALTY

Tewantin | Sunshine Coast | Peregian



## GREAT OPPORTUNITY FOR A FIRST HOME BUYER/INVESTOR/DOWNS

Street appeal is good, curious about what is behind the front fence, access through the front timber gate to a wonderful North/East facing private courtyard, timber deck & timber benches to sit on and soak up the wonderful morning winter sun.

Enter the timber and glass feature front door of the home into a very expansive open plan living/dining (4.3m x 9m), ideal space to have your furniture where ever you want it, so easy to change it around when you want to. Stunning White Plantation Shutters in living area, main bedroom & ensuite. Very easy care and look so good. Kitchen is reasonable new, free standing breakfast/conversation work space, lots of soft close drawers with some having the extra drawer inside, stone bench tops, space for microwave, dishwasher, walk in pantry lots of shelves, power points, also has the stone bench top. Kitchen area is in the best spot as you overlook the living, dining, lots of windows with aspect of the backyard/garden, direct access out to the

## Offers Over \$780,000

Address : 76, Griffith Avenue, QLD, TEWANTIN, 4565

Area : 600 per sqm

Bedrooms : 3

Bathrooms : 2

Car Space : 2

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Type : House

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e very generous patio/entertaining area. Outdoor space has timber decks, fly over roofed area allowing lots of ventilation, letting in cool breezes in the summer months. The timber deck wraps around to the back of the home (not a roofed area) ideal for your daybed, sunlounges etc, overlooking the back yard, perfect spot for a pool if you want to put one in and still room for the kids or your 4 legged babies to run around in. Small garden shed in the corner.

The 3 bedrooms are not that big (but you only go in there to sleep!!!) Main bedroom has a roomy ensuite, an open shower with seamless glass, double vanity, a wall of wardrobes with mirrored doors, still space in the ensuite to put in a freestanding bath if needed. The other 2 bedrooms are away from the main bedroom at the back of the home, both with built-ins and adjacent to the newly renovated bathroom/laundry combined, perfect idea to make use of a small space and have your 2nd bathroom.

Lock up garage with brand new auto door, access at the back of the garage out to the back deck and into the home.

Great bonus with this property is the easy side access with a concrete driveway into to the back yard, also a good space for a caravan/boat/extra vehicles to park here.

There are still a few things to do to make it your own, which is always good so you can have things how you like them.

Bus stop on your door step, lots of Park Reserve walk/bike ways a 100mts down the street, Noosa/Tewantin Golf Course just around the corner.