



## Exceptional Value -In Tightly Held Area

- Don't Miss Out - Sellers Ready To Move and Considering Offers
- Immaculate Home In Sought After Location
- Lovingly Looked After and Lived in
- Boat Storage & Shed via Separate Driveway

Rob and Racheal of Robert James Realty present this pristine, contemporary family home of the highest quality with open plan living and a luxurious swimming pool, located in a private cul-de-sac near local schools and pristine parkland.

This private residence boasts a welcoming entrance. Spacious and unique - a lovely, curved feature wall of louvred windows displaying a feature garden as you walk through to the expansive open-plan living. Filled with abundant natural light that seamlessly flows onto the beautiful outdoor patio via stacking glass sliders.

The quality, modern kitchen will delight the home chef with sleek cabinetry, stainless steel appliances including induction cooktop and dishwasher. Crisp, neutral 40mm stone tops, loads of storage and bench space. An open plan

**\$1,250,000**

**Address : 9, Hovea Place, QLD, TEWANTIN, 4565**

**Area : 609 per sqm**

**Bedrooms : 4**

**Bathrooms : 2**

**Car Space : 2**

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**Type : House**

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space incorporating living, dining, kitchen and sitting area.

The main bathroom features a large walk-in shower, bathtub and separate toilet, and the ensuite to the master bedroom also has a generous shower and boasts a double vanity.

A walk-in robe to the master bedroom, plus built-in robes to the remaining rooms. All bedrooms are of a good size, and all finished with carpet and fans. The master suite perfectly hidden away to the rear of the home.

Positioned near the entry is the study. Ideal for the home business and has a built-in robe so can be utilised easily as a fourth bedroom by adding a door if need be.

Those who love to entertain will be thrilled with this home's outdoor features. A large, covered deck overlooking the pool is the perfect alfresco dining area with pitched roof, while the peaceful, manicured gardens are immaculately landscaped and easy to maintain.

If you have a boat or third vehicle, the double lock-up garage plus the separate driveway entry to the carport & storage shed will tick your boxes. If you are looking for a quality, pristine property, then this is a home you will not want to miss out on. Organise your inspection today.

**Features of this home:**

- \* North-east facing aspect captures abundant natural light throughout
  - \* Open-plan living area spills onto spacious poolside entertainers' deck
  - \* Modern kitchen with stainless steel appliances and neutral bench tops
  - \* Contemporary bathrooms with large walk-in showers; one with double vanity
  - \* L-shaped swimming pool with water feature and immaculate gardens
  - \* Ducted Air conditioning, Split System Air conditioning and Fans throughout
  - \* Crimsafe Screen Doors - front, side and rear
  - \* Double lock-up garage, plus separate carport and internal laundry
  - \* 2 water tanks (one for garden and pool)
  - \* Electric water heater replaced approximately 12 months ago and pool pump replaced 18 months ago. Pest and air conditioning service done within last 3 months
- \* Whilst all care is taken with information given on the property, Robert James Realty does not warrant any planning or council approvals and buyers are encouraged to do their own council searches.