



3 Wonga Circuit, Beerwah

## "Deceased Estate Auction".....Executors instructions are clear!

Auction Location: On site

The property is to be sold at auction Sunday 15-11-26 on site @ 12 noon.

Make no bones about it, this property was surely ahead of its time when it was first built back in 2008. Rumoured to have been built by a local builder for his own family, which explains the extraordinary design layout, quality inclusions & the craftsmanship.

The home is perfectly positioned capturing cool summer breezes, a terrific drenching of winter sun; and within a hop, skip & jump to Beerwah shopping centre, schools, shops, post office & train station.

The layout of the main bedroom, ensuite & walk-in robe will 'knock your socks off'; even the walk-in pantry is as big as Woolies!

Comprising 3 bedrooms plus a study, covered al-fresco area & triple garage with drive-thru access to the private compact rear yard means that you had better put this one on your 'must see' shopping list.

Here are just a few features, with too many to list them all:

- Ducted Air Conditioning
- 16,000 ltr underground rainwater tank

3 2 3

### AUCTION

Sun 15th Nov @ 12:00PM

### VIEW

Sat 24th Oct @ 10:00AM - 10:30AM

### AGENTS

Mark Sawyer  
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### AGENCY

LJ Hooker Beerwah  
(07) 5492 1874

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- 3KW solar system
  - Blum metal runners & drawers
- N.B More & better photos to follow after this rain stops.

Contact Mark Sawyer 0408 656 126

E:mark.sawyer@ljhooker.com.au

This property is being sold by auction and therefore a price guide cannot be provided. This is not a pricing exercise; it is about disposing of the property for the family. The website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer: While we make every effort to provide an accurate portrayal of the property, we cannot guarantee it's accuracy.

Prospective buyers are encouraged to conduct their own due diligence and inspections to ensure the property meets their expectations and requirements.

## MORE DETAILS

|               |                                                                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | 7NJ29                                                                                                                                                        |
| Property Type | House                                                                                                                                                        |
| House Size    | 234 m2                                                                                                                                                       |
| Land Area     | 727 m2                                                                                                                                                       |
| Including     | Ensuite<br>Study<br>Air Conditioning<br>Ducted Cooling<br>Toilets (2)<br>Courtyard<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking |

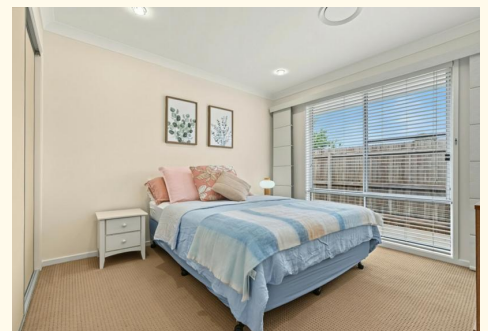
**Mark Sawyer 0408 656 126**

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3 WONGA CIRCUIT, BEERWAH

 3  2  3

Internal: 234m<sup>2</sup> | External: 34m<sup>2</sup> | Total: 268m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

