



Petrie, 15 Toulouse Avenue

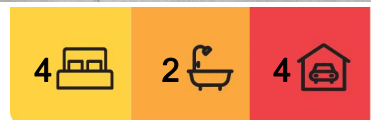
Impressive Lowset Home! Multiple Living Spaces, Incredible Alfresco Area and the Dream Shed....

Positioned in one of the most tightly held pockets of Petrie, this refurbished lowset home will immediately impress you with its wonderful street appeal, spacious floorplan, many upgrades and high standard of finishes throughout.

The home has been fastidiously maintained and upgraded and features 3-4 large bedrooms, a masterful mix of living/dining options, a large, neat and tidy kitchen, a chic modern ensuite and a well-appointed family bathroom. One of the standout features is the incredible alfresco entertaining area, which acts as another living space and is perfect for entertaining on a large scale. The home is set on a level block, which is fenced and provides a beautiful backyard ideal for families, pets and avid gardeners. Buyers needing vehicle accommodation will appreciate large driveway pad with shade cloth cover in front of the home, plus side access to the detached double bay shed (powered) with additional sealed parking in front.



Disclaimer: 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.



For Sale
Saturday Open Home Cancelled

View
ljhooker.com.au/38SZF1R

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Recent refurbishment works include a neutral paint palette throughout, quality flooring, curtains/blinds, LED downlighting, fans and air-conditioning, solar system, repointed/sealed roof and insulation. The ensuite has been beautifully renovated and includes floor to ceiling tiles, matte black tapware and fittings, a sky-blue vanity with stone benchtop and frameless glass shower recess.

Whilst privately set on a quiet inside street, the home is within 5 minutes of Petrie town center and Petrie train station. There are family friendly parks within short walking distance and desirable local schools within a close proximity (Kurwongbah State School and Dakabin State High School). Whilst exuding the charm of a small country town, Petrie offers the convenience of a big city suburb with public transport close by, Westfield North Lakes (and IKEA) within a 15-minute drive and the University of the Sunshine Coast just 10 minutes away.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Special Features Include:

- * Low maintenance, lowset brick and tile construction (fastidiously maintained and upgraded by the current owner occupier)
- * Many recent upgrades including a neutral paint palette throughout, quality flooring, curtains/blinds, LED downlighting, fans and air-conditioning, solar system, repointed/sealed roof and insulation
- * 3-4 spacious built-in bedrooms; Master with walk-in robe and a beautifully renovated ensuite. The 4th bedroom option is a garage conversion that has been tiled, includes a study nook and could be utilized as an additional living space if desired given its size.
- * An open plan lounge/dining area
- * Separate living/meals area adjoins the kitchen and extends out seamlessly to the alfresco entertaining area
- * The kitchen is the social hub of this home and includes an abundance of bench space and storage, plus a breakfast bar. The appliances include an electric cooktop, wall oven and dishwasher. The kitchen overlooks the alfresco area and adjoins both living spaces.
- * A well-appointed family bathroom with bath, shower and separate toilet
- * The incredible alfresco entertaining area has massive proportions, acts as another living space and includes a fireplace. It overlooks the backyard and provides easy access to the shed.
- * A wide driveway pad with shade cloth cover provides vehicle accommodation in front of the home
- * Side access to a large, sealed pad is available for a boat, caravan or trailer
- * The dream double bay shed (powered) provides amazing storage, vehicle accommodation or a workshop
- * A level backyard perfect for families, pets and avid gardeners
- * The cat enclosure at the side of the home will be popular
- * Cool all year round with air-conditioning, insulation and recently upgraded ceiling fans
- * Security screens, blinds/curtains, an abundance of storage and NBN available
- * A garden shed and water tank are desirable extras
- * Outstanding rent potential for savvy investors

Make your move with confidence —this is space, privacy & practicality at its absolute best.



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The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS.

Quick Facts

Year Built: Circa 1990's (but with plenty of recent upgrades)

Land Size: 758sqm

Aspect: East Facing

Council Rates: \$454.62/Qtr

Market Rent: \$650-700 per week approx.

Solar System: Yes —12 panels

School Catchments: Kurwongbah State School and Dakabin State High School

More About this Property

Property ID	38SZF1R
Property Type	House
Land Area	758 m ²
Including	Study

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Jacob Ball 0417 649 903

Co-Agent “ Daniel Waters Team | jball@ljhooker.com.au

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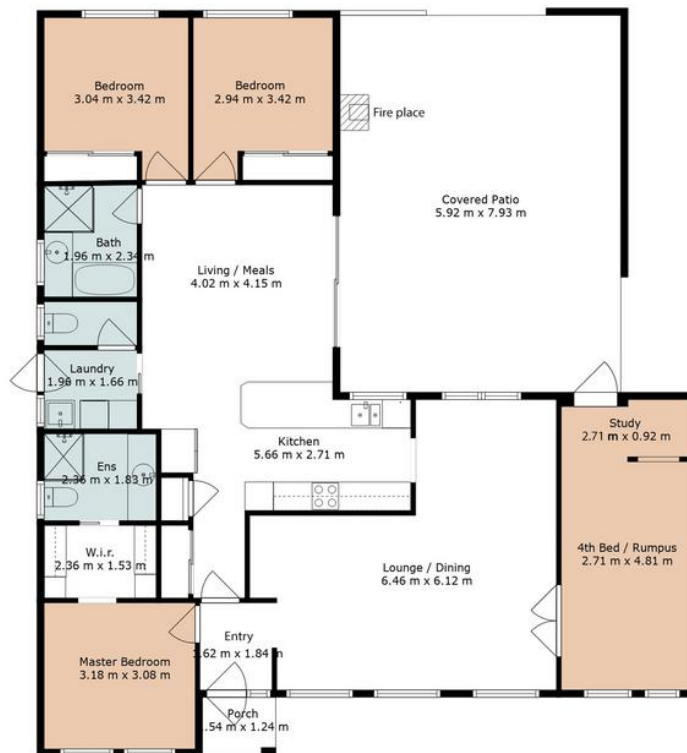
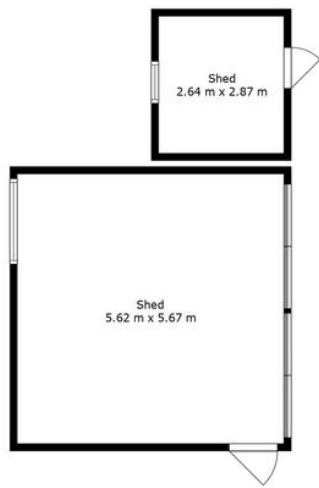
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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