

## Point Vernon, 98 Wattle Street

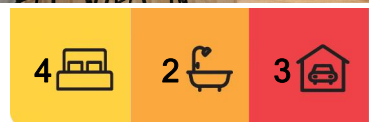
UNDER CONTRACT | Immaculate and with Nothing to Spend

Elevate your living experience with this magnificent home nestled in a quiet residential section of the highly sought-after suburb of Point Vernon. This low maintenance brick and tile home has absolutely everything you need and with nothing to spend - just move in and enjoy everything this beautiful home has to offer.

- 4 in-built bedrooms with air-conditioning, walk in robe and an ensuite to the master
- Super low maintenance floor coverings throughout and just repainted
- Security screens to all windows and doors
- A centrally located family/dining room adjacent to the kitchen
- Separate, air-conditioned formal lounge adjacent to the foyer
- Fully inbuilt kitchen, electric cooktop and oven with amazing storage
- Double lock up garage
- Internal laundry at the rear of the home



**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**  
Please Call

**View**  
[ljhooker.com.au/AVXHXD](http://ljhooker.com.au/AVXHXD)

**Contact**  
**Tony Sprake**  
0407 745 714  
[tony.sprake@ljhooker.com.au](mailto:tony.sprake@ljhooker.com.au)

**LJ Hooker Fraser Coast**  
**07 4191 3500**

- Immaculate maintained and presented yard and gardens all around as well as a recently sprayed driveway
- Good side access with an attached carport for a boat or camper as well as a lawn shed
- Shade covered fernery the complete length of the home
- Main bathroom with separate bath to shower for the kids/grandkids
- Massive enclosed outdoor entertainment area with air-conditioning, pull down blinds and an abundance of power points
- 6.6kw back to grid solar system plus instant gas hot water
- Fully fenced 600m2 allotment in a modern residential neighbourhood

Homes in this immediate section of Point Vernon have been selling within days so don't hesitate on seeing this amazing home and book your private inspection by contacting the exclusive listing agent Tony Sprake today.

## More About this Property

<b>Property ID</b>	AVXHXD
<b>Property Type</b>	House
<b>Land Area</b>	600 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels

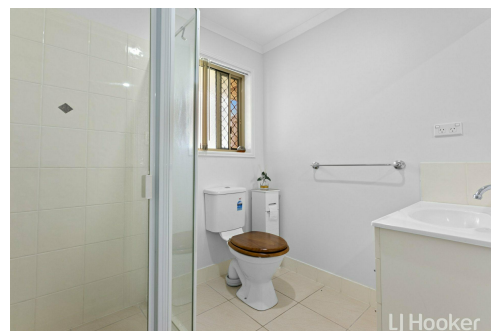
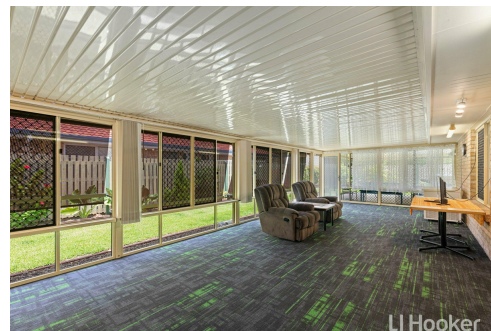
**Tony Sprake 0407 745 714**

Licensee | [tony.sprake@ljhooker.com.au](mailto:tony.sprake@ljhooker.com.au)

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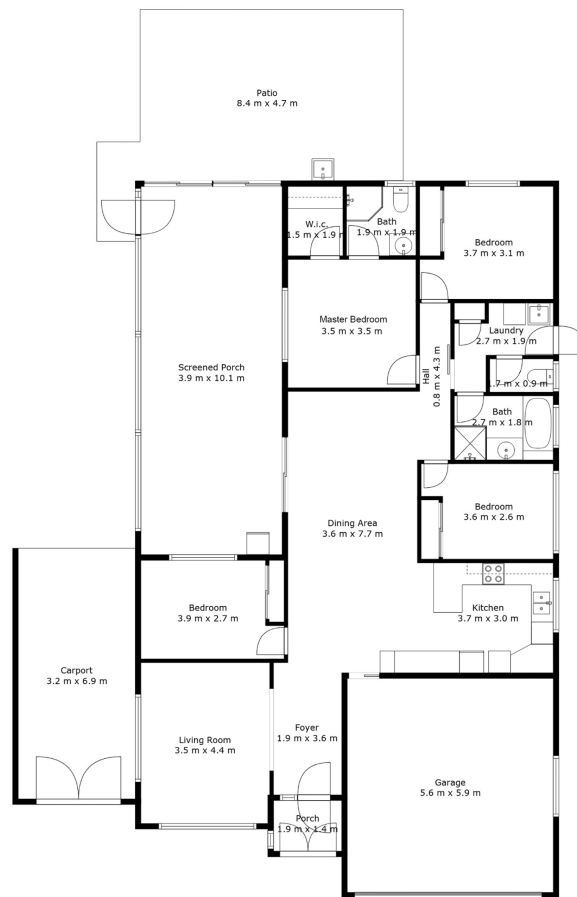
331 Esplanade, SCARNESS QLD 4655

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THE FLOOR PLAN IS NOT TO SCALE, ALL FEATURES INCLUDED IN THIS 2D PLAN ARE FOR INSPIRATION PURPOSES ONLY.

THIS IS NOT AN EXACT REPLICA OF THE PROPERTY OR THE POSITION OF EXTERIOR ELEMENTS. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES