

Sun Valley, Unit 1/39 Cairncross Street

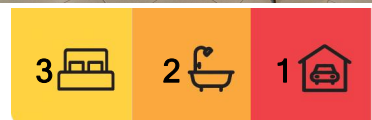
MODERN DUPLEX LIVING AWAITS YOU

Discover the perfect blend of comfort and convenience in this stunning, as-new low-set brick duplex, ideally located in a peaceful cul-de-sac. This property promises an exceptional lifestyle, with easy access to schools and shopping, making it perfect for families, investors, or first-time buyers.

PROPERTY HIGHLIGHTS

* Spacious Living - Enjoy three generous bedrooms, all featuring built-in wardrobes and air conditioning. The master bedroom is a true retreat, boasting a walk-in robe and a modern ensuite for added privacy.

* Open Plan Layout - Experience the seamless flow of the open-plan living, dining, and lounge spaces, which lead effortlessly to a galley-style kitchen equipped with an electric stove, electric oven, and dishwasher—perfect for culinary enthusiasts.



For Sale
Offers Over \$495,000

View
By Appointment

Contact
Cheryl Kurtz
0408 988 093
ckurtz.boynetannum@ljhooker.com.au



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* Outdoor Living - Step outside to your private outdoor patio area, ideal for entertaining or relaxing in the fresh air. The fully fenced yard includes a small lawn locker for added convenience.

ADDITIONAL FEATURES

* Family bathroom complete with a deep bath, vanity, shower, and a separate toilet, plus a well-equipped laundry for your convenience.

* Security screens throughout the property ensure peace of mind.

* Enjoy energy efficiency with a gas hot water system and a solar 10.5 kW system, reducing your energy costs.

PRIME LOCATION

* This duplex is just a 10-minute walk to a private school and only 20 minutes to the high school and major shopping complex, making it an ideal choice for families seeking convenience.

INVESTMENT OPPORTUNITY

* Don't miss your chance to own this beautiful duplex that offers both comfort and potential for growth in your investment portfolio.

* Rental Appraisal - \$530/wk

More About this Property

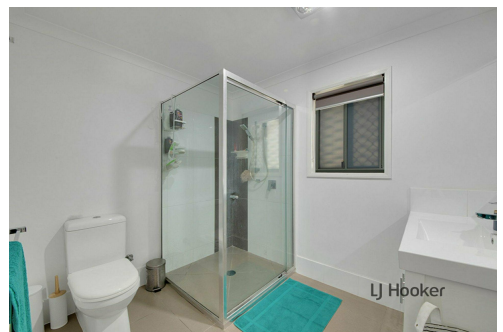
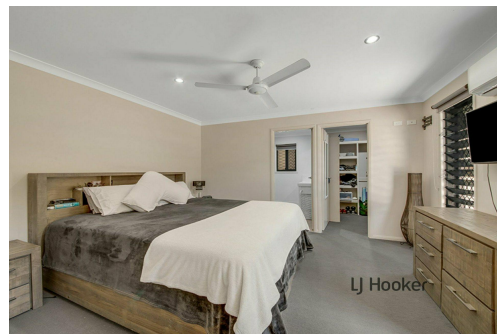
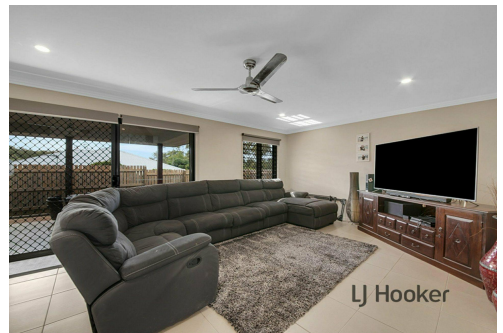
Property ID	WG7GW2
Property Type	House
Land Area	162 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

Cheryl Kurtz 0408 988 093

Sales Consultant | ckurtz.boynetannum@ljhooker.com.au

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Tannum Arcade, 1 Garnet Road & Hampton Drive, TANNUM SANDS QLD 4680
boynetannum.ljhooker.com.au | admin.boynetannum@ljhooker.com.au



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