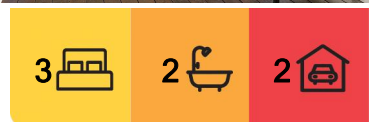




Tewantin, 8 Ward Street

SOLD BY NICK BOWEN



For Sale
OFFERS OVER \$1,690,000

View
ljhooker.com.au/1EHVH31

Contact
Nick Bowen
0417 871 042
n.bowen@ljhookerproperty.com.au

8 Ward Street is a position perfection, lifestyle location home perched in Noosa's Golden Triangle. Opportunities in locales like this are often sought and rarely found; a Cul-De-Sac address with Ward Park at your doorstep, adjacent the Noosa River, a short stroll to breakfast and coffee choices at Poinciana Place shopping precinct or lunch and dinner options at the Noosa Marina, with additional convenience of childcare and Tewantin Primary also an easy walk.

Outstanding features of 8 Ward Street:

- Huge front covered deck with treelined aspect
- Oversized open plan lounge, dining and kitchen
- Ducted air + ceiling fans throughout
- Plantation shutters and louvres throughout
- Second living space servicing bedrooms
- All bedrooms oversized with fans and built-in robes



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.

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- Main with ensuite and walk-in-robe
- Low maintenance grounds, double remote garage
- Huge store room
- Opportunities to build in lower level at legal height
- Automated garden watering system
- Cul-de-sac address adjacent Ward Park and Noosa River
- Walking distance to daycare and Tewanin Primary
- Walking distance to Poinciana Place shopping precinct and Noosa Marina

Landscaped, low-maintenance grounds, a double remote garage and fernery entry halls with automated watering systems welcome you home to a central foyer and internal stairs. First impressions last, and upstairs the sense of space, and its connectiveness to foliage accompanied by warm hardwood flooring, vaulted ceilings with ducted air throughout, ceiling fans, plantation shutters and louvres ensures an environment just was welcoming and comfortable each time you arrive home.

Sit on the high side of the street, adjacent magnificent well-established trees and foliage, the atmosphere from an elevated and expansive covered deck is tranquil; East-Facing, the home is well equipped for entertaining year-round. Open plan living spaces are oversized, with loads of space for both living and dining, while a well-looked after kitchen is neutral in colour with electric appliances and a stainless dishwasher.

The ducted air-conditioning is zoned 5 ways between 3 bedrooms and both living spaces; a doorway from the open plan spaces to the second living area allows for controlled climates, and perhaps a children's movie room close-by at arm's length to keep watch.

All three bedrooms are oversized, with ducted air and ceiling fans, while plush carpet and built-in robes complete beds 2 and 3 which share a centralised main bathroom with separate shower and bath, as well as the convenience of a toilet room adjacent. The main bedroom is located at the rear of the home which holds comfort in masses of natural sunlight, an ensuite and walk-in-robe with skylight.

On the ground floor the double remote garage benefits from a second roller door out to a drying court and breezeway accessible from the entry foyer and internal stairs; at the rear is an enormous enclosed store room following the footprint of the upper level floorplan. While the storage space holds desire, the real attraction here is opportunity as needs change to grow into this offering, with the original built at legal height, choices are fruitful to fit out the lower level with open plan lounge, dining and kitchen spaces opening out to a swimming pool, to either run the home as dual living for teenagers or grandparents, or remodel the kitchen upstairs to encompass bedroom 4 or 5.

8 Ward Street in Tewanin is one opportunity not to be missed —a home of lasting beauty in a location second to none with all of today's desires located immediately nearby. Contact Nick Bowen today to arrange your own viewing, or simply attend an open home, so you don't miss this chance!



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More About this Property

Property ID	1EHVH31
Property Type	House
Land Area	503 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

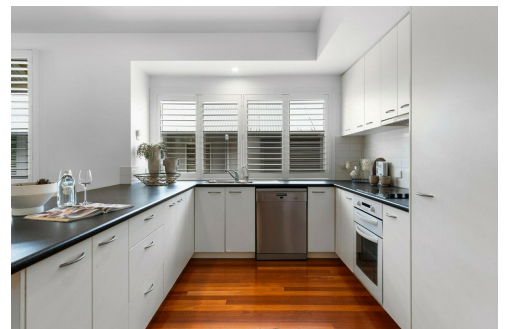
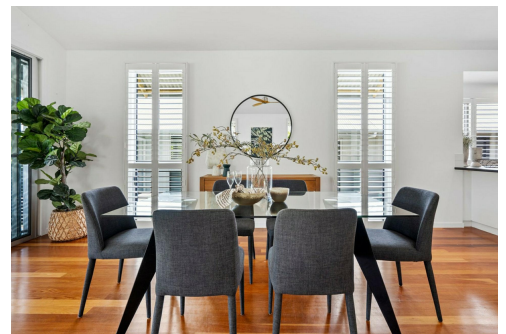
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 3 |
  2 |
  2 |
  322m²



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