

10 Andrew Ave, Little Mountain, QLD 4551

Sold - 16/10/2024

House 4 2 2



## Entertainers Dream! Family home with Pool

Ethan Forbes & Jack McIntyre from LJ Hooker are delighted to present 10 Andrew Avenue in Little Mountain to the market. This stunning family home is set on a 462m<sup>2</sup> block and features 4 generously sized bedrooms, including a king-size master suite, an expansive family-style kitchen with ample storage, an expansive undercover alfresco area and a sparkling pool, making this residence one you don't want to miss.

**Open for Inspection**

By Appointment.

With a modern facade and a skillion roof, this property makes an instant impression from the front. Upon entry, you're greeted by an abundance of natural light in an open plan design. The expansive living, kitchen, and dining area boasts a vaulted ceiling & the well-appointed kitchen includes a 900mm gas range and a conveniently located pantry. The island bench conveniently doubles as a breakfast bar. From here, step outside to the custom alfresco area, perfect for entertaining or relaxing by the sparkling pool. The low-maintenance backyard creates a peaceful retreat for family gatherings and summer fun.

The master bedroom is a true gem, featuring a stylish ensuite complete with feature tiles in the shower & a large walk-in robe. This room is situated at the back of the property with views of the nature backdrop & quick access to the pool area. This home comes equipped with solar panels and ceiling fans throughout, ensuring energy efficiency and comfort year round. Unique to this property, 10 Andrew Avenue also offers a double sided garage, for vehicle access all the way to the pool area or for a safe storage option for boats, trailers etc. The property backs onto beautiful forestry, offering serene views and a sense of privacy. With back access, you can easily explore nature right from your backyard, creating an ideal space for family adventures or quiet reflection.

Convenience is at your doorstep, with multiple shopping precincts, coffee shops, schools, doctors, and public transport all within close proximity. A quick 8-minute drive takes you to the Bruce Highway, Caloundra CBD, and stunning local beaches. Elevate your lifestyle at 10 Andrew Avenue, where luxury meets practicality!

### Features:

- Quiet position backing onto bushland reserve.
- 4 spacious bedrooms, including a king-size master suite.
- Ceiling fans throughout for year round comfort
- Main bedroom with a large walk-in wardrobe and ensuite.
- Skillion roof & vaulted ceiling.
- Expansive living & dining area finished with large tiles.
- Well appointed kitchen with 900mm gas range and island bench

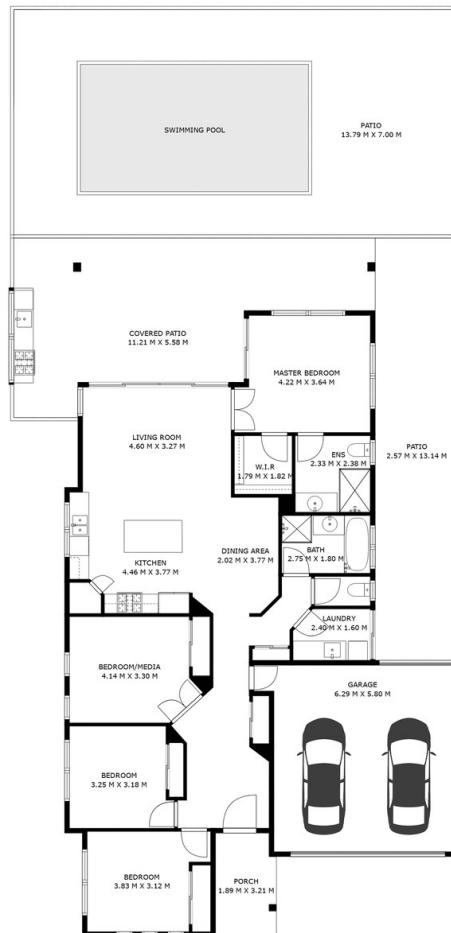
### Listed By

Paul O'Brien

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## Floorplan



➤ 10 Andrew Ave, Little mountain

Artist Impression ONLY. Every attempt to has been made too ensure the accuracy of this floor plan. All measurements are approximate and we take no responsibility for any error or mis-statement. This plan should only be used for real estate purposes for a prospective buyer. FLOOR PLAN BY ELITE MEDIA GROUP | elitemediasunshinecoast.com.au

Internal: 164 m2  
External: 152 m2  
Total: 316 m2