

35 Carwell Ave, Petrie, QLD 4502

Offers Over \$799,000

House 3 2 1



## HANDY HIGHSET/ 659M2 BLOCK/ SIDE ACCESS

Positioned on an elevated 659m<sup>2</sup> allotment in a sought-after central location, this handy highset home offers the perfect combination of comfort, convenience and practicality. Packed with features and designed for easy living, this is an outstanding opportunity for families, first-home buyers or savvy investors alike.

**Open for Inspection**

By Appointment.

Step inside to discover three generously sized bedrooms (master with air conditioning) complemented by a light-filled open plan lounge and dining area complete with air-conditioning for year-round comfort. The well-appointed kitchen is equipped with a dishwasher and offers plenty of storage and bench space, making meal preparation a breeze.

Entertain family and friends or simply relax on the private rear deck overlooking the backyard, while downstairs provides a versatile utility space with endless potential for a rumpus room, storage, hobbies or a home workshop. Additional features include downstairs shower and toilet, a single lock-up garage, a solar power system to help reduce electricity costs, a garden shed and valuable side access for trailers, boats or caravans.

Conveniently located within easy walking or short driving distance to primary and secondary schools, childcare facilities, local shopping, Petrie Train Station and the University of the Sunshine Coast's Petrie campus, this home offers exceptional lifestyle convenience with everything you need close at hand.

Whether you're looking to move straight in or add a quality property to your investment portfolio, this feature-packed home is one you won't want to miss.

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

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Floorplan

