

Sold



18 Balmoral Cres, Southside



## MODERN HOME WITH SIDE ACCESS

This near new house is waiting for you! Skip the build process and move straight in to this modern and well thought out home on a quiet street. With 4 bedrooms, 2 living areas and quality fixtures and fittings this home is waiting for you with great side access perfect for storing the large toys. Located in the sought after exclusive estate of Sovereign Heights in Southside this property is close to shops, schools, medical and sports facilities and plenty of other amenities.

Home:

Modern brick veneer built on a flat generous 646m<sup>2</sup>.

Main bedroom has a large walk in robe and ensuite with tasteful modern colours and a split system air conditioner and ceiling fans.

3 other bedrooms boast built in robes and ceiling fans.

Second living area/ media room is perfect for entertaining indoors.

Open plan living, dining contains ceiling fans and a split system air conditioner opening out onto the outdoor entertainment area.

Well appointed kitchen has excellent storage with stainless steel appliances, stone benchtops and an oven.

Main bathroom is perfect for families with the shower and bathtub in one

🛏 4 📶 2 🚗 2 📏 646 m<sup>2</sup>

**Price** SOLD for \$655,000

**Property Type** Residential

**Property ID** 852

**Land Area** 646 m<sup>2</sup>

### AGENT DETAILS

Pete Angle - 0438 864 158

Keryn Angle - 0434 379 533

### OFFICE DETAILS

One Agency Gympie

0438 864 158

**ONE AGENCY**  
GYMPIE

room, toilet in another.

Laundry is conveniently located with door straight out to the clothes line outside.

Security Screens throughout the home.

Double remote lock up garage. Fully fenced with colourbond fencing and turfed block.

Landscaped and retained yard.

6.6KW Solar system.

A popular estate where you can combine contemporary living amongst a picturesque setting. No need to travel to enjoy established amenities as Southside has a mix of shopping, dining, medical facilities, and schools. Only 5 minutes to Gympie's CBD or 45 minutes to Noosa, Rainbow Beach and more this ideally located suburb is the fresh start you have been dreaming of... there is no better place to create your very own home.

***Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with Pete today!***

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*