



15 Holyn Close, Woombye



## Roll Up Your Sleeves - Potential Plus!

Sitting on an elevated 920m2 block just metres from the popular Nambour Christian College, this 4 bedroom plus study family home is ready for some cosmetic attention.

Great buying for the family who love space, the large yard and attractive pool overlooked by the covered pergola mean your next summer will feature a whole lot of splashing around for the family.

- 4 built in bedrooms, master with W.I.R and ensuite
- Two separate living areas, lounge and family room
- Purpose built home office for work or study
- Large covered patio for poolside entertaining
- Northerly aspect for year round enjoyment of the pool
- Plenty of room for kids and pets, veggies and gardens
- 2 air conditioners plus ceiling fans throughout
- Captures plenty of natural light and breeze
- A great opportunity to add value

This house has served its family well but it's now time to downsize and for someone else to come and stamp their mark on the home. Built in 1999 its ready for paint and carpet and the kitchen and bathrooms which absolutely serviceable could benefit from a makeover. It's location in a quiet family friendly cul-de-sac is the icing on the cake.

4 bedrooms 2 bathrooms 2 car spaces 920 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	59
<b>Land Area</b>	920 m2

### Agent Details

Fiona Gregory - 0431 366 364

### Office Details

Sunshine Estate Agents  
The Boarding Office, Suite 5,  
Level 1 80 Currie Street Nambour  
QLD 4560 Australia  
07 5354 6007



The back of the block is level and usable, the front lends itself to pretty terraced gardens.

Located right on the border of Nambour and Woombye means that commuting, school trips, weekly shopping and generally making your way round the Coast are a breeze. Within an easy 20 minutes you can be anywhere from the airport to the beach, Sunshine Plaza or the Hinterland, it truly is the heart of the Sunshine Coast.

Distances:

Nambour Christian College: 330m

Nambour Transport Hub, Train and Bus: 2.9km

Burnside Primary and State High: 3.9km

Nambour Plaza: 2.8km

Nambour Mill Village: 2.7km

Nambour Cinemas: 2.8km

Sunshine Plaza Maroochydore: 16km

Sunshine Coast Airport: 19km

Surf Beaches: 18km

Montville: 17 km

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.