



23 Cypress St, Kuluin



*Be in by Xmas ... B-I-G Entertainer Home with ducted A/C, Big Block, Big Motivation, Big Opportunity*

The tenants have vacated, you could start your new year here and the owners want to start their new year with this house sold ... what an opportunity! Cypress St is arguably one of the best streets in Kuluin - only residents drive down it and the blocks are larger so you're not as close to the neighbours giving you a lovely feel of space and privacy. You can walk to the Kuluin school, you're minutes to the Plaza, the highway, the beach and the bush! But enough on the area, let's talk about this whopping big house cause really, they don't make them like this anymore!

There's plenty of house and oodles of home on offer here!

- Sunken Formal Lounge, Formal Dining and Separate Family/Rumpus ... all COLOSSAL sized perfect for the entertainers amongst us
- Ducted A/C, Window Locks, New Fans and Lights Throughout
- Side Access through double gate to carport plus 2 car garage with shelving

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Price SOLD for  
\$592,000

Property Type Residential

Property ID 100

Land Area 905 m2

*Agent Details*

Amber Fox - 0405 357 735

*Office Details*

The Property League  
07 5476 3579

**AroRealty**

- Master suite with ensuite, walk in robe and built in robe, plus more than king-sized bedroom
- Undercover patio, sand pit and chip bark area for kids plus plenty of grassed yard with room for a pool
- Stainless Steel Dishwasher, recent stainless steel oven and cooktop
- Block-out Window Furnishings throughout Bedrooms and Formal Living Area
- Solar Hot Water, Alarm System, Water Tank, Fully fenced back yard and Garden Shed

As you come in through the entry, to the left is a mammoth sunken lounge with near floor to ceiling windows, fantastic natural light and dark royal carpet just oozing with a very regal feel. You step up to your formal dining big enough for a 12 (!) seater and then some with this whole formal living area being more than a whopping 50m<sup>2</sup> in size!!! As you then proceed to wrap around behind the entry foyer, you are greeted by a beautiful timber kitchen with a recent stainless steel oven, stainless steel dishwasher and glass cooktop. The outlook from the kitchen is to a lovely chip bark play area with sand pit, patio and paved area for kids to ride bikes etc. all beautifully shaded by a character filled poinciana tree. If you continue through the kitchen, around the open plan bench, there is yet another living area nearly just as big as the first. Entertaining is just a breeze in this home with so many areas to place your guests and spread out.

As you begin down the hall way, you might just need the binoculars to see to the end because you won't be disappointed by the space, light and airiness that is on offer at this delightful family fun-house. The bedroom wing is thoughtfully separated from the living so your children will be able to sleep while you are entertaining. There's a separate toilet, separate laundry, full bathroom with a shower and separate bath. The master suite is at the very end of the hall offering your ensuite on your left, keep walking and you'll come across your walk-in-robe, but if that's not enough there is a built-in-robe on your right, and there's plenty of room for a king bed, couch and TV down here if you want. Hey why not get a coffee machine and toaster and just set up down here, you'll be set!

Most things have been done over the last 15 years like bathrooms,

new colorbond roof, carpets, flooring etc etc. More recently a new solar hot water service was installed and inside was painted plus new fans and light fittings have been fitted in most rooms so the house is tidy and extremely livable. The laundry is original as is the timeless timber kitchen, so even though the appliances are new'ish, there's still opportunity to put some capital improvement into this home over your ownership and really bring it to it's full potential. But the beauty is, there's plenty of happy and healthy years left in her yet so if you just want to get into a big house, in the Kuluin State School zone (600metres away) or the Maroochydore State High School Zone (only just a bike ride away), then this home is worthy of your inspection but don't delay, it's empty, the owners are keen to make something happen so arrange your inspection today!

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