

**11 Jasmin Circle, Bokarina, QLD, 4575**

AMBER WERCHON

**House For Sale**

Friday, 15 November 2024

11 Jasmin Circle, Bokarina, QLD, 4575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Beachside Bliss: Mere Footsteps to Sand**

Amber Werchon Property presents to the market, 11 Jasmin Circle, Bokarina: this immaculate lowset brick and tile classic on a 643m<sup>2</sup> block with north-east facing alfresco entertaining, side access for boat/trailer, and room for a pool, in a whisper-quiet street opposite a lovely neighbourhood park and only 290-metres to direct beach access.

Across a single level, a family-friendly floor plan facilitates good separation of living: comprising four bedrooms (office/4th), two bathrooms, two living areas, kitchen with servery to alfresco, covered patio, separate laundry, and oversized double lock-up garage with drive-through roller door to rear.

The home is vacant and ready to move straight into or rent out, and existing features include split system air-conditioning in main living, ceiling fans, stainless steel appliances, security screens on external doors, separate shower and bath in main bathroom, large picture windows at front of home, and 6kW solar power.

There is clear potential to update/modernise and add value without any fear of overcapitalising in this blue-chip Bokarina beachside strip, highly sought-after and ultra-desirable! However, the home is ultra comfortable and liveable in current condition, so there's no rush...take your time and reap future rewards.

Inside and out, it is low maintenance, including the gardens; and the fenced backyard is a safe, secure place for children and pets to play, plus they have Jasmin Circle playground across the road where they can make new friends in the neighbourhood.

The location is PRIME, so close to the beach (8-rooftops away) with only one (quiet) road to cross, plus also walking distance to the patrolled swimming and a dog-friendly stretch of beach. Bok Beach dining precinct, Lake Kawana, Kawana Waters State College, local shops, bus stops, Kawana Aquatic Centre and Sunshine Coast Stadium are ALL within walking distance.

Major amenities including public and private hospitals, shopping centres, and surf club are within a 5-10minute drive; it is 15 minutes to the university, 18 minutes to Mooloolaba, and 25 minutes to the Sunshine Coast Airport.

Location, lifestyle, and potential to value-add: have we got your attention? Of course! Be the first to act, this is a winning opportunity in every sense.

du Preez Family Pty Ltd and Papin Property Pty Ltd working in conjunction with Amber Werchon Property Pty Ltd.