

**17 Paroz Crescent, Biloela, QLD, 4715**



**House For Sale**

Saturday, 23 November 2024

17 Paroz Crescent, Biloela, QLD, 4715

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## SOPHISTICATED LIVING MEETS EXCEPTIONAL OPPORTUNITY

\*\*\*CLICK ON 3D VIRTUAL TOUR TO INSPECT THIS HOME \*\*\*

Currently tenanted | Rent: \$650 per week | Lease ends: 14/08/2025

Welcome to 17 Paroz Crescent, where modern functionality and timeless charm converge to offer the ultimate in low-maintenance living. Whether you're seeking a reliable investment or a versatile family home, this property delivers unmatched flexibility and convenience in a sought-after location.

The iconic 'Butterfly Stairs' lead to a welcoming deck, setting an elegant tone. Inside, the open-plan kitchen, dining, and lounge areas create a light-filled, harmonious flow. The kitchen features a large corner pantry, breakfast bar, and dishwasher, designed for effortless living. Three bedrooms, each with built-in wardrobes, offer comfort and practicality, while the stylish bathroom provides the luxury of a claw-foot bathtub and the convenience of a separate shower.

Downstairs offers two additional built-in bedrooms, ideal for guests, teenagers, or extended family. The tiled double garage presents the potential to convert into a self-contained living area plus there is a dedicated storage and workspace room adding further versatility. A functional laundry and a second bathroom with a walk-in shower and separate toilet completes the lower level.

Year-round comfort is assured with evaporative cooling, cassette air conditioning, and five split-system units. The fully fenced side yard and rainwater tank provide an easy-care outdoor lifestyle, completing the property's low-maintenance appeal. Situated in a quiet, well-regarded residential area with excellent proximity to amenities, this home combines practicality and style effortlessly.

Currently leased, this property is a turnkey opportunity for discerning investors or a flexible solution for busy growing families. Don't miss the chance to explore the potential of 17 Paroz Crescent. Contact Kathleen today to arrange an inspection and step into a home that truly stands out.