

**44 Camp St, Mundingburra, QLD, 4812**



**House For Sale**

Monday, 28 October 2024

44 Camp St, Mundingburra, QLD, 4812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Your Ideal Retreat Awaits: Spacious Home in Sought-After Mundingburra

Discover the perfect family home at 44 Camp St, Mundingburra, one of the most sought-after suburbs for growing families. This property seamlessly combines practicality and modern living, featuring two electric sliding gates that ensure easy access and security. With ample undercover parking for up to four vehicles, you'll never have to worry about space. The home is beautifully surrounded by well-maintained tropical gardens, creating a serene environment that keeps the interior cool and inviting throughout the year.

Step inside to a spacious open living area that welcomes you with a fresh neutral palette, complemented by stunning timber floors and split-system air conditioning for year-round comfort. The generous kitchen is designed for both functionality and style, showcasing a modern subway-tiled backsplash, abundant cupboard space, and a convenient servery that opens directly into the living room, making entertaining a breeze.

Upstairs, you'll find three large bedrooms, each designed to maximize natural light with massive window bays. The master suite stands out with its impressive walk-in wardrobe, providing ample space for all your storage needs. The family-friendly main bathroom features a shower and bath combo, paired with a sleek modern vanity and elegant floor-to-ceiling tiles. A highlight of this home is the standout deck, which is protected from the elements above and features steel cable railing, allowing refreshing breezes to flow through-making it the perfect spot to unwind in the afternoons.

Beneath the deck, you'll discover additional concreted patio space, ideal for outdoor gatherings. The lower level also includes a toilet and three versatile multi-purpose rooms, offering even more space for your family's needs.

Investors, we have a conservative rental appraisal of \$570-\$590/week but with the extra rooms downstairs it could potentially land a lot more for the right type of tenants.

### Key Features:

- Two electric sliding gates for easy access
- Ample undercover parking for up to four vehicles
- Spacious open living area with split-system air conditioning
- Generous kitchen with modern subway-tiled backsplash and servery
- Master bedroom with a large walk-in wardrobe
- Versatile multi-purpose rooms and additional outdoor patio space

Don't miss your chance to see this fantastic home-join us this weekend!