

**21/190 Irene St, Mooroolbool, QLD, 4870**



## Unit For Sale

Thursday, 21 November 2024

21/190 Irene St, Mooroolbool, QLD, 4870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Zoe Wicks

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## Private Ground Floor Home with Large Outdoor Alfresco Area

Discover this private ground floor residence, offering the perfect blend of indoor comfort and outdoor serenity. Inspired by the beauty of Tuscany, the expansive alfresco area features a gazebo surrounded by terraced gardens, ideal for cultivating flowers, herbs, and fruit trees. Currently, the garden boasts a lime & lemon tree, pineapple & dragon fruit, lemongrass and an array of tropical and native plants.

This unique property shares only one adjoining wall and has no rear neighbors, ensuring tranquility while backing onto lush tropical gardens. Enjoy direct access to the tennis court and swimming pool for a resort-style lifestyle, all with very low Body Corporate fees.

### Property Features:

- 3 bedrooms: Master with ensuite and walk-in wardrobe; two additional bedrooms with built-ins.
- Spacious open-plan living: Lounge and dining area with seamless flow.
- Functional kitchen: Featuring stainless steel appliances and a servery bench for effortless entertaining.
- Outdoor living: Fully fenced back courtyard, perfect for pets\* or relaxing in privacy.
- Comfort year-round: Air conditioning, ceiling fans, and security screens throughout.
- Parking and storage: Remote lock-up garage with extra-high ceiling, additional carpark and steel storage cupboard.
- Side access: Convenient for storing a boat or trailer.

### Complex Features:

- Secure gated entry for peace of mind.
- Resort-style swimming pool with lap design and covered entertaining area.
- Tennis court for recreation and fitness.
- Very low Body Corporate fees for added affordability.

Nestled in a quiet and quaint location just 10 minutes from the CBD, this pet-friendly\* home offers the perfect lifestyle for families, couples, or downsizers seeking comfort and convenience.

Contact us today to secure your piece of paradise!

Rental appraisal: \$590-\$610 per week approx.  
Body Corporate Fees: \$4,800 per annum approx.  
Rates: \$2,900 per annum approx.

\*Subject to Body Corporate approval

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