



**3 Timandra Ct, Emu Park**



## NORTH-EAST FACING DECK WITH SPACIOUS LIVING

Enjoy a lovely seaview from the perfect north-east aspect of this spacious , easy-care residence that ticks the location box with a flourish. Ritamata & Fisherman's Beach are only a short stroll away, where you can enjoy the quiet and peace of nature everyday.

It sits in a quiet cul-de-sac on an elevated and landscaped 725m2, ideally located to offer both privacy and shelter from the prevailing winds.

Beautifully presented with generous rooms, free-flowing living is situated on the northern, sunlit side of the building. No need for air-conditioning as coastal breezes and 2.7 metre ceilings freshen the air year round.

An alfresco deck connects with the living space – the natural spot for your morning cuppa. And tucked to the side, the well designed kitchen enjoys a relaxing seaview while you do meal preparation.

Comfort comes first in the generous bedrooms, the master with ensuite and another used as a home office, with built-ins. Downstairs boasts a storage/hobby area with it's own bathroom, an ideal spot to get away to.

A single lock-up garage provides extra space for the surfboard and the bike, which will be put to good use on the nearby tracks that connect with Emu Park shopping area. Solar power also

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### Price

Offers over \$399,000 considered

### Property Type

residential

**Property ID** 325

### Agent Details

Alan Buehow - 0417 616 859

### Office Details

Emu Park  
55 Ferguson St Emu Park QLD 4710 Australia  
0417 616 859



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