



46 Spoonbill Drive, Forest Glen

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46 Spoonbill Drive, Forest Glen

## Property Details



Offers Over \$640,000 Considered

46 Spoonbill Drive, FOREST GLEN QLD



### Be in for Christmas?

Just listed ♦ this beautifully presented 5 bedroom, 2 bathroom family home is ready for your family to enjoy this Christmas.

You could spend this festive season on the covered rear deck entertaining family and friends while kids are playing in the pool.

The home has been established with low maintenance in mind, with a very small amount of mowing required to the Sir Walter lawn in the front yard. The very private rear yard features a large timber deck with gazebo and artificial turf surrounding the inground salt water pool, allowing you more time to enjoy the home instead of yard work.

Internally the home has a relaxed open plan flow with air conditioning to the main living area and main bedroom.

The kitchen is fully appointed with a stainless steel gas range/electric oven and features a striking tile splash back and stone bench tops. There is ample cupboard space, a large pantry and a breakfast bar.

The master bedroom is complete with a his and hers walk through robe and ensuite with double vanity and generous shower.

- ◆ Near perfect presentation
- ◆ 2 covered entertainment areas
- ◆ Narellan salt water inground pool
- ◆ Designer kitchen with 90cm stainless steel gas range/electric oven
- ◆ Fans to the living areas and all bedrooms
- ◆ Over sized double lock up garage
- ◆ 6.6KW of solar array
- ◆ Walk to the Grammar school
- ◆ 15min drive to Mooloolaba Beach, Sunshine Coast Airport and Sunshine Plaza.

Located in the family friendly estate of 'Forest Pines', this low maintenance home lends itself to young families, professionals and retirees.



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# Property Photos Photo Gallery



46 SPOONBILL DRIVE FOREST GLEN  
INTERNAL AREA: 147 SQM  
GARAGE AREA: 33 SQM  
EXTERNAL AREA: 486 SQM  
TOTAL AREA: 666 SQM

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Coastal

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## Property Features Key features of the property

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- 5 Bedrooms
- 2 Bathrooms
- 2 Garages
- Air Conditioning
- In Ground Pool
- Solar Panels
- Deck
- Fully Fenced



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## Financials & Docs

Item	Approximate	
Council Rates	\$1,936	per annum
Water Rates	\$1,261	per annum
Income	\$600-\$650	per week (estimate)





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## Google Map - Property Location Map





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## For Further Information

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I am the selling agent for 46 Spoonbill Drive, FOREST GLEN.

If you have any queries please do not hesitate to contact me via phone or email.



*Paul.*

Paul Angell

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Paul (a real Queenslander by birth) moved from Brisbane to the Sunshine Coast in 1977. After a 13 year stint with the Department of Defence he ventured into real estate in Caloundra 1992 and then purchased a local Mooloolaba agency in 1995. Now backed with the systems and network strength of The First National Marketing Group, he is confident that you won't find a more experienced and passionate team.





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# Do you need to sell to buy ?

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## Are you buying for Investment ?

### Attention Property Investors

As a landlord you want to be assured that your property is managed professionally & efficiently.

We believe that rental management is not merely "collection of rent" but doing all that we can to ensure that the property that you choose to invest your hard earned dollars in, retains & increases its value so that when you sell this property you receive the maximum amount of profit on your original investment.

### Our Service Guarantee

#### We Guarantee

1. Personalised service
2. Award Winning & Friendly Staff
3. Competitive Rates
4. Quarterly Inspections
5. Regular market rent reviews
6. Accompanied tenant inspections
7. Thorough tenant screening
8. Commitment to minimising rental arrears
9. Timely Disbursals
10. Regular & Prompt Communication

Should we fail to provide any of the above services you are at liberty to cancel your Management Agreement or we will refund the last three months management and rent collection fees from the time you notify the Principal.

Our award winning staff are committed to providing a personal & effective service aimed at maximizing your rental returns & protecting your investment.

Making the switch is easier than you might think – call us today.

[Click here for our complete Property Management proposal](#)





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## Ready to make an offer ?

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Ready to make an offer ?

Download an Offer and Acceptance Form by clicking on the link below.

[Download an Offer Form](#)



