



**PRICE GUIDE:** \$407,500.00

Area: 516 m2

### Under Contract By Nathan Lynham 0427695162

Set on a low maintenance 516sqm allotment, in a quiet location, this large 4 bedroom fully air-conditioned home offers an opportunity. Perched in a quiet location within the Thuringowa State High School catchment, this low-maintenance gem boasts four generous bedrooms plus an additional formal lounge offering sublime living versatility!

Set amongst other quality homes of the same generation, in a growing suburb, there is everything you expect in a home of this calibre.

#### THE PROPERTY

- 4 bedrooms with built-in wardrobes, Master bedroom with walk-in wardrobe and en-suite
- Open-plan tiled family & dining room
- Separate formal lounge/theatre area at the front
- Main bathroom with combined shower/bathtub & separate toilet
- Modern kitchen with ample bench space & storage
- Internal laundry
- Currently tenanted at \$490 per week until



**Nathan Lynham**  
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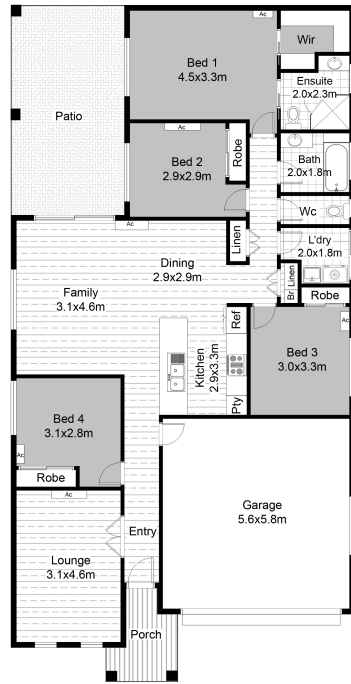


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**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

LIVING : 139.50m<sup>2</sup>  
 GARAGE : 34.96m<sup>2</sup>  
 PATIO : 21.76m<sup>2</sup>  
 PORCH : 4.32m<sup>2</sup>  
 TOTAL : 200.54m<sup>2</sup>

**3 Cherwell Avenue, Bohle Plains, QLD, 4817**