BLUE CHIP INVESTMENT IN PREMIUM CANAL ENCLAVE!

4 2 2 750m2

After 25 remarkable years in the family, our vendors have decided it's time to downsize and their instructions are clear ... **this property MUST sell!**

Welcome home to idyllic coastal breezes and the promise of a tranquil lifestyle in a thriving neighbourhood with a strong community ethos. Well maintained, this lowset brick home sits on an elevated 750m² allotment with a sublime waterfront advantage and will suit young & growing families valuing a sense of community, those appreciating the rarity of canal frontage, downsizers and investors alike.

A testament to the quality of neighbourhood and standard of living you can expect, our vendors have loved living here and this is evident from the moment you pull up out the front. Commanding attention with beautifully landscaped grounds and lush green lawns this home will gain much interest.

Having done your research, you will appreciate the extraordinary uniqueness of this opportunity with no further provisions made for future canal development in this area; and even more considered, this property has direct access to Tokara Canal allowing you to explore the great outdoors from your own pad!

Such a worthy investment opportunity as this one seldom comes to the

Price	SOLD for $1,405,000
Property Type	Residential
Property ID	10735
Land Area	750 m2

AGENT DETAILS

Steve Venn - 0418 288 325

OFFICE DETAILS

Golden Beach
SHOP 2 50 Landsborough Pde
Golden Beach, QLD, 4551 Australia
0418 288 325

market, and with such potential, this will surely attract great levels of interest! Ready to move in today, tenant it tomorrow, renovate and design your dream home, redevelop the block, and build your forever home (Subject to Council Approval) or capitalise on this enviable location, you can't lose! It's a golden opportunity for those with grand ideas and who want to buy in a blue-chip suburb and watch their fortunes grow.

As it stands, this home is just that, a home and will appeal to many for all the right reasons. Key features:

- Charming street appeal, with RARE direct canal access!

- Nestled at the end of a quiet, neighbourly cul-de-sac

- 4 bedrooms (Master with ensuite, walk in robe & direct access to backyard and water vistas) | 2 bathrooms | double lock-up garage with intern access + side access for the big kids' toys – jet-ski, boat, trailer or caravan!

- A floorplan focused on taking advantage of your privileged aspect with living and entertaining at the rear of the home

- Multiple living areas make space for everyone – open plan family & dining and separate lounge

- Modern kitchen with key inclusions and with a prized waterfront aspect

- Reverse cycle air-conditioning | ceiling fans throughout

- Plantation shutters | easy care tiles and hybrid plank flooring

- Seamlessly merging indoors and outdoors, the undercover entertainer's alfresco terrace is large enough to multi-zone with leisure and dining making it a true entertainer's paradise whilst gifting you even more living area to enjoy!

- Security screens on windows and doors

- Low maintenance property with established landscaping and turf

- With ample yard for kids and pets, you have room for a playset, trampoline, sporting equipment and when your heartstrings call for a pool, you have room for that too (Subject to Council Approval).

Embracing an active outdoor lifestyle and boasting direct, private access to Tokara Canal, this residence is nestled in a premium enclave with prestigious schooling options on hand, making the calibre of this property unquestionable. Exceptionally convenient for families, you are mere moments from Club Kawana, Currimundi Lake, local beaches, bushland reserves and Caloundra's CBD and with easy access to schools, childcare centres, shops, parks, and public transport you are poised for a lifetime of conveniences. A quick car ride will take you to Kawana's farmers markets, Stockland Birtinya Shopping Centre, Kawana Shopping Centre, cinemas, cafes and restaurants, and not forgetting a full complement of healthcare with Sunshine Coast University Hospital precinct in proximity.

The property also falls within the esteemed Kawana Waters State College catchment gifting you guaranteed entrance to quality public school education. Moreover, the home's proximity to arterial motorways allows for swift travel to explore regional hotspots.

Guaranteed to gain an unprecedented amount of interest, this property has potential regardless of whether your vision incorporates a renovation

celebrating the essence of the charming home that stands before us or you have bolder dreams that may include a new build honouring a premium location.

Contact Steve Venn today to avoid the disappointment of missing out!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.