



1, 38 Baldwin Street, Golden Beach



## COASTAL DUPLEX MEETS ENDLESS POTENTIAL

Discover the perfect blend of location, lifestyle, and opportunity with this neat and tidy 3-bedroom, 1-bathroom half duplex.

Boasting a single lock-up garage plus carport and located just 350m from the stunning Pumicestone Passage, this property offers a rare chance to secure an affordable slice of Caloundra's coastal paradise.

Known for its calm, sparkling waters, Pumicestone Passage is a haven for nature lovers and outdoor enthusiasts. Enjoy kayaking, paddleboarding, cycling, fishing, or simply relaxing while taking in breathtaking views of the Glass House Mountains.

### Key Features:

- **Prime Location:** A flat, leisurely bike ride to both Bulcock Beach and Golden Beach, plus an easy stagger home from the popular Caloundra Power Boat Club.
- **Original Condition:** Well-maintained with a functional layout, this home is brimming with potential to modernise and add your personal touch.
- **Spacious Design:** Three generously sized bedrooms, a central bathroom,

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<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	11151

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

Maroochydore  
SHOP 5/110 Aerodrome Road  
Maroochydore, QLD, 4558  
Australia  
0754456500



and open-plan living area make it perfect for first-home buyers, downsizers, or savvy investors.

- Year-Round Comfort

Stay cool with ceiling fans throughout the home and air conditioning in the living room, ensuring comfort during every season.

- Outdoor Living: A covered outdoor entertaining area is perfect for hosting family and friends, whatever the season.

- Family-Friendly Yard: A good-sized, fully fenced yard provides a safe space for kids and pets to play, making it ideal for families and pet lovers.

- Low-Maintenance Living: Enjoy the simplicity of a manageable half duplex with no body corporate fees.

Whether you're looking for a comfortable home to enjoy as is or a blank canvas to transform into your dream beachside retreat, this property offers endless possibilities.

Act quickly-homes in this sought-after location don't last long! Contact Wes today to arrange a viewing.

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