







INSTRUCTIONS ARE CLEAR - SELL!

Welcome to a wonderful opportunity to purchase this low-set home in one of the Sunshine Coast's most desirable suburbs and only moments to the water's edge of the Pumicestone Passage at Golden Beach.

With plenty of street appeal this brick and tile home will be sure to please families and investors alike and is surrounded by other high-quality homes with house proud owners.

The home is of a generous size and features three bedrooms all with built in robes with the master complete with ensuite and cleverly positioned away from the other bedrooms.

This home has a great floorplan with plenty of entertaining room both inside and out. The kitchen is well placed adjacent to the dining room with large glass sliding doors that lead out to the outdoor undercover area that overlooks the enormous inground swimming pool!

A double lock up garage with remote access with the convenience of internal access into the home keeps the cars secure whilst a carport with high roof line will accommodate those with a van, boat or motorhome.

Features of the home we love include –

Spacious kitchen with plenty of cupboard and bench space

Air-conditioning in the living room and master bedroom

Solar Electricity to help minimise those bills

Solar Hot Water System

3 2 3 644m2

Price	SOLD for $1,200,000
Property Type	Residential
Property ID	11304
Land Area	644 m2

AGENT DETAILS

Steve Venn - 0418 288 325

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

Great sized block of 664m2 with dual side access

Large inground swimming pool in private position

Security System installed

Heaps of storage space throughout

Large laundry

What we love about the area of Golden Beach

Beautiful stretches of calm water ways ideal for swimming and water sports

Short drive to the surf of Kings, Shelly, Moffat and Dicky Beaches

Plenty of boat ramps for popping the tinny in

Parks and playgrounds that line the foreshore

Shopping Centres in almost every direction

Golden Beach Shopping Village boasting a chemist, IGA, post office, chemist and a wide range of cafes and restaurants

Walking distance to Pelican Waters Bowls Club

Plenty of options for nightly entertainment or a meal at RSL Caloundra or Power Boat Club at Golden Beach and both offer a courtesy bus

Just over an hour's drive to Brisbane Airport

Sunshine Coast University Hospital Precinct a short drive away

Whether you are a first home buyer, downsizer or renovator this property will be sure to tick plenty of boxes. Investors can buy with confidence due to the high rental demand in the area with excellent returns.

Overall this is a wonderful home and will suit many buyers, located in a fantastic location away from the hustle and bustle of the Esplanade but only a short walk to the beach and Golden Beach Shopping Village.

Call Steve for further information on 0418 288 325.

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