

Sold



166 Esplanade, Golden Beach



## DUAL LIVING POTENTIAL WITH WATER VIEWS FOREVER

Behind a sweet picket fence and situated directly opposite the beautiful water ways of the Pumicestone Passage this four-bedroom highset home captures sweeping views across to **Bribie Island** and out to the ocean from both ground level and upstairs.

This one is particularly special, affectionately named **"This-L-Doo"**, the home itself has been lovingly maintained over the years and offers a wealth of potential especially for those seeking space for dual living.

Solid brick construction with a Colorbond roof and set on a fully fenced **546m<sup>2</sup> block and presenting** neat as a pin from the street.

**On entry level** you'll find a large open-plan tiled living area that you may wish to use a rumpus or games room in addition to a generous sized bedroom, bathroom, and spacious laundry. Sliding doors from the living area lead out to the backyard, making it practical and functional for extended family, guests, or even a future self-contained space. (STCA)

Upstairs is where the home truly shines. The expansive open-plan living and kitchen area is designed to capture uninterrupted water views, creating a seamless connection to the beauty of the Passage. Flowing directly from this space, a stunning sunroom with floor-to-ceiling windows frame the sparkling water and leafy Esplanade parklands, bathing the interior in natural light and offering a front-row seat to the ever-changing scenery.

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Price	SOLD for \$2,250,000
Property Type	Residential
Property ID	11603
Land Area	546 m <sup>2</sup>

### AGENT DETAILS

Steve Venn - 0418 288 325

### OFFICE DETAILS

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



Completing this level are three bedrooms all featuring built-in wardrobes and ceiling fans. A covered porch extends the space of two of these bedrooms at the rear of the home and is accessed via sliding doors. Upstairs is serviced with a family bathroom with tub and separate toilet.

Car accommodation and storage are well catered for with a **drive-through garage into a covered space in the middle and further to a second garage making it** ideal for tradespeople, hobbyists or anyone needing workshop room.

There is also ample storage throughout the property both upstairs and down including a lockable storage room at the front of the home.

While the home is perfectly comfortable and move-in ready as it stands, it also offers the exciting opportunity to renovate and further enhance, creating a residence that would rival some of the stunning modern homes already gracing this sought-after Esplanade strip. With the solid foundations in place and the unbeatable backdrop of uninterrupted water views, the potential is undeniable.

**Golden Beach is more than a location – it's a lifestyle.** Nestled at the southern end of the Sunshine Coast, it provides a peaceful escape while still being close to Caloundra's vibrant dining, shopping and entertainment precinct.

The calm waters are perfect for families, while the endless coastal pathways invite you to explore on foot or bike. It's a community where neighbours stop to chat, Pelicans soar overhead, and the rhythm of the tide sets the pace of life.

Swimming, fishing, or enjoying a paddle are all part of daily life here, while boating enthusiasts are spoilt for choice with two nearby ramps including one just at the end of the street – both complete with fish-cleaning benches where the Pelicans gather, waiting for scraps.

This is an exceptional chance to secure a rare Esplanade property and become part of Golden Beach's enduring charm.

Whether you choose to simply enjoy "This-L-Doo" as it is, or unlock its full potential with improvements, one thing is certain – opportunities like this don't come along often.

Please feel free to call Steve for further information.

**\*\*Please note that virtual furniture has been inserted into some photographs.**

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