



171, 4 Longwood Street, Minyama



## EFFORTLESS COASTAL LIVING IN A PRIME MINYAMA POCKET

Positioned within one of Minyama's most tightly held duplex-style complexes, this beautifully presented villa offers the perfect blend of comfort, privacy, and low-maintenance living — ideal for first home buyers, downsizers, or savvy investors.

Step inside and you're welcomed by a light-filled open plan layout, complemented by a modern, renovated kitchen that flows seamlessly out to a covered outdoor entertaining area — perfect for hosting or simply enjoying the coastal lifestyle year-round.

The home features two generous bedrooms, both complete with built-in robes, bay windows, and plantation shutters, while a versatile third space offers flexibility as a multipurpose room, home office, or even a third bedroom.

Set in a sought-after north-east-facing position within "The Groves", this home captures natural light and coastal breezes, all while being just moments from the Parrearra Channel, local walkways, and bikeways.

Outside, you'll appreciate the fully fenced private yard with separate access, low-maintenance gardens, and additional storage with a near-new garden shed — all within a safe, pet-friendly complex with low body corporate fees.

### Features You'll Love:

- Gated double carport with additional secure parking

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**Price** Just Listed | Effortless Coastal Living

**Property Type** Residential

**Property ID** 11924

**Land Area** 190 m2

### AGENT DETAILS

Austin Bellingham - 0411953866

### OFFICE DETAILS

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



- Versatile potential third bedroom/ multipurpose room
- Recently renovated with modern finishes throughout
- Two spacious bedrooms with built-in robes, bay windows & plantation shutters
- Air conditioning and ceiling fans throughout
- Covered and paved front outdoor entertaining area/ carport
- Newly concreted & sealed rear undercover entertainment area
- Fully fenced, private rear yard with separate side access
- Near-new garden shed for additional storage
- Low body corporate fees
- Pet-friendly complex
- Prime central Minyama location
- Strong rental return potential

Convenience is key, with local shops, medical centres, and public transport just a short stroll away. Kawana Shoppingworld, restaurants, Sunshine Coast University Hospital, cinemas, and the stunning sands of Buddina Beach are all within minutes.

- Sunshine Plaza/ New Maroochydore CBD, Sunshine Coast Airport & Bruce Highway all within a 10 minute drive.

This is the kind of property that ticks all the boxes - low maintenance, great location, and renovations already completed.

**Opportunities like this don't last long in Minyama.**

**Austin Bellingham**

Blue Moon Property

0411 953 866

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