







THE OPPORTUNITY BUYERS HOPE FOR—BUT RARELY FIND

Opportunities this close to the beach are becoming harder to find and even harder to secure.

Positioned just three streets from the shoreline, 12 Third Avenue presents a rare chance to secure a prime 622sqm parcel in one of Coolum Beach's most tightly held locations.

Walk to the surf, cafés, shops and village centre, while enjoying the privacy of a quiet residential street. Whether you're looking to invest, renovate, landbank or create your dream coastal home, the value here is all in the location.

Position is most important as we all know but the goodness of the expansive, single level home cannot be underestimated. Plenty of options to explore here!!

Why you'll love it:
• Prime beachside position just moments from the sand
• Generous 622sqm block in a sought-after pocket
• Easy walk to cafés, shops, surf club and local amenities
• Exceptional lifestyle and long-term growth potential

Properties in this position attract strong buyer interest and rarely last

5 4 4 622m2

Price	FOR SALE
Property Type	Residential
Property ID	12019
Land Area	622 m2
Floor Area	280 m2

AGENT DETAILS

Nige Baker - 0409511622
Ian Baker - 0409570231

OFFICE DETAILS

Mooloolaba
Unit 1 24 Brisbane Rd Mooloolaba,
QLD, 4557 Australia
0754456500

long.

Act quickly – opportunities like this are few and far between.

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.