







CONVENIENT LIVING, SMART BUYING & EXCELLENT VALUE!

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Price	$720,000
Property Type	Residential
Property ID	12153

Ideally positioned within walking distance of Cooroy's town centre, local schools, public transport and the golf course, this well-presented, single-level home offers comfortable living in a convenient location. With easy access to major roadways, you're also perfectly placed to enjoy the best of the surrounding region.

Located in a small complex of just four, this appealing property shares only one adjoining wall via the garage, offering a sense of privacy and independence. The privately fenced, grassed outdoor area provides a great space for children to play, dogs to enjoy or simply to relax and unwind.

Property features include:

- Three bedrooms with a practical, single-level floor plan
- Main bathroom featuring a bathtub and separate toilet
- Generous cupboard storage and ample bench space
- Ceiling fans throughout, plus air conditioning in the main living area
- Single lock-up garage
- Private, fully fenced grassed area on an expansive 354m2 allotment
- Dog-friendly complex
- Low body corporate fees of approximately $1,450 per annum, covering insurance, administration and sinking fund contributions

AGENT DETAILS

Monica Quinn - 0421 559 409

OFFICE DETAILS

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

An Appealing Opportunity for Homeowners and Investors Alike

Whether you're looking to enter the property market, downsize or secure an investment, this property offers an attractive combination of location, practicality and value. With rental potential and low ongoing body corporate costs, it deserves a place on your inspection list.

Enjoy the relaxed Cooroy lifestyle, with the golf course and town conveniences close at hand, while the stunning beaches and popular Noosa precinct are just a short drive away.

Conveniently located, easy to maintain and with room for the whole family — including your four-legged companions — this is an opportunity worth exploring!

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