

Sold

Pumicestone Passage

Bells Ck

37 Booker Pde

37 Booker Pde, Golden Beach



## GOLDEN BEACH BEAUTY

Buyers looking for a well maintained and modern home will delight in the location and condition of this highset home that overlooks a quiet park with glimpses of the calm waterways of the Pumicestone Passage through the trees.

The home is very well presented with plenty of street appeal and boasts a wide concreted side access that would easily fit a motorhome and boat in addition to a carport for a trailer or other toys.

With a very flexible floorplan the home will suit a wide variety of buyers.

The downstairs area currently has a rumpus area, bathroom, laundry and storage and with some alterations may suit those wanting genuine dual living.

The rumpus room is light and bright and has glass sliders that open out to the undercover patio.

Internal timber stairs lead you upstairs into the kitchen and open plan living area.

The kitchen is well positioned central in the home, is modern, has a large pantry, dishwasher and plenty of storage cupboards.

The living area has beautiful timber floors and flows out to a large front balcony where plenty of time will be spent relaxing with family and friends. The balcony has ceiling fans and looks out to the beautiful park across the road.

🚗 3 🚿 2 🚗 3

**Price** SOLD for \$1,300,000  
**Property Type** Residential  
**Property ID** 4806

### AGENT DETAILS

Steve Venn - 0418 288 325

### OFFICE DETAILS

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



The home boasts three spacious bedrooms with built in robes and ceiling fans. Two of the bedrooms enjoy access to the northerly veranda.

The home has ducted air-conditioning for all year-round comfort and a large solar electricity system to help keep those electricity bills to a minimum.

The block size is 587m<sup>2</sup>, has a fenced backyard that is landscaped, has a vege garden and chook pen while still having plenty of room for an inground swimming pool.

There is a double lock up garage with internal access plus a carport at the side with room for a small car or trailer.

The start of the coastal pathway is a stone's throw away and whether you enjoy walking or cycling this scenic route is an ideal way to enjoy your daily exercise and continues north for many, many kilometres.

The Golden Beach shopping village is only a few minutes away and is a popular hangout for coffee lovers with several speciality coffee shops each offering a unique café experience.

A huge choice of shopping complexes, Medical Centres, Caloundra's CBD and an array of retail and restaurants are all at your fingertips. Plenty of variety for entertainment from your local clubs including the Power Boat Club and the Caloundra RSL both offering the convenience of a courtesy bus.

Pelican Waters Town Centre and Marina currently close to completion is only enhancing the area with high quality homes, new parks, sporting facilities and amenities making this neighbourhood highly desirable. This home will certainly impress those who inspect and due to current high interest and demand for Golden Beach property I would recommend you make your enquiry sooner rather than later and allow a full half hour to view the property and surrounding area.

*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.*