



## FOR SALE

### DUPLEX AT GOLDEN BEACH, CALOUNDRA - BEAUTIFULLY RENOVATED ONLY 300M TO THE WATERS EDGE!!!

Only 300 meters to sunny Golden Beach and a 5 minutes drive to town (Caloundra), this gorgeous and beautifully renovated, air conditioned, low set Duplex is private & spacious on flat land with an easy, flat walk to the beach and is ready to move into, with not a cent to spend!!! There is even SPACE FOR YOUR CARAVAN and extra parking in the driveway!! The neighbour's duplex, which was not renovated, recently sold for \$510,000 in August this year! This home is priced to sell immediately!!

#### FEATURES:

There are 3 bedrooms, all with ceiling fans & 2 with built-ins.  
Architecturally designed Duplex, brick with roof tiles, built by renowned builder  
Fully fenced with plenty of room for Caravan parking at side of home  
300 meters to the pristine waters of GOLDEN BEACH  
Air conditioning. Ceiling fans throughout  
Almost at very end of a peaceful Col-de-sac with very few cars going past  
Lovely, back under cover entertaining area with North East aspect  
Front verandah running along the full length of the home  
VERY QUIET neighbourhood with lovely homes surrounding  
Window and door security screens - Windows have locks  
Separate toilet and laundry

Only a 5 minute walk to the lovely Golden Beach. 5 minutes drive to Bulcock Beach & the centre of town, this home is central to everything!! 5 minute drive to major supermarkets including Aldi, Coles and Woolworths, cafes, specialty shops. Major hospitals 5 -10 mins and this area boasts the most beautiful surf beaches and boardwalks in the world!!! 45 minutes to Brisbane and 20 minutes to Maroochydore.

Open house will be held this SATURDAY (see this ad. for details).  
Private inspections are welcome!!

3 BED | 1 BATH | 1 CAR

PRICE:  
\$495,000

OPEN FOR INSPECTION:  
N/A



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