



## FOR SALE

**900SQM FLAT LAND & COMFORTABLE AIR  
CONDITIONED SHED LIVEABLE CLASS 10A 54  
SQM SHED, FULLY DECKED OUT WITH ALL OF  
THE MODERN COMFORTS OF HOME!!!**

LOT 735 ON RP 855813 (SEE ATTACHED PLAN)

This block has a large 54 sqm colourbond shed is a COUNCIL APPROVED CLASS 10a, (on beautiful flat 900 sqm of land). This shed is fully lined & insulated, and has already been connected to town water mains, electricity and sewage system and is plumbed as a fully functioning home.

The main features:

54 SQM SHED FULLY COUNCIL APPROVED AS CLASS 10a DWELLING

SECURITY SCREENS ON WINDOWS AND DOORS

WALLS LINED & INSULATED

INSULATED CEILING

PLASTERBOARD INTERIOR WALLS

CARPORT FOR 2 CARS UNDER COVER - 99% UV RESISTANT SHADE CLOTH COVER

TOILET & BATHROOM

BEDROOM

3 WINDOWS, 1 DOOR & 2 ROLLER-DOORS

2 OTHER COLOURBOND GARDEN SHEDS EACH 3M X 3M

7.5 KW AIR CONDITIONER

CARPET AND LINO FLOORING

6 WATER OUTLETS

TOWN WATER SUPPLY

SEWAGE

FULLY PLUMBED

LAND HAS 22.5 M FRONTAGE WITH 40 M SIDE BOUNDARIES

RATES \$1,400 PER 1/2 YEAR

COOLOOLA COVE HAS - WOOLWORTHS SUPERMARKET, CHEMIST, BAKERY, NEWS AGENCY, BOTTLE SHOP, TAKEAWAYS & CHILDMINDING SERVICES & BUS STOP.

ONLY 8 MINUTE DRIVE TO TIN CAN BAY WITH IGA SUPERMARKET, BUTCHER, NEWS

**1 BED | 1 BATH | 2 CAR**

**PRICE:**

**\$149,500**

**OPEN FOR INSPECTION:**

**N/A**



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