

# FOR SALE

## IMMACULATE CHARACTER HOME WITH SHED TO DIE FOR !

Perfectly presented and located in an enviable position on a quiet street just 10 minutes from Coolum Beach this immaculate property has huge features on offer.

With stunning views to Mt Ninderry and the ranges from the wrap around verandah it's the perfect place to sit and watch the sunset whilst enjoying the breezes and the natural surrounds. On offer is not just a beautiful, spacious and move in ready home featuring stunning vaulted timber ceilings, timber floors and views from every window but very extensive shed space that will prove to be the shed of your dreams.

The size and set up of the main shed would equally suit a car enthusiast, a tradesmen wanting to work from home or accommodation for just about every toy you could think of.

Downstairs in the house features a very tidy internal, double lock up garage with an amazing automatic sliding glass door and separate laundry room. This space is so well presented with great natural light it would be very well suited to a home based business such as hair dresser, beauty salon or gym.

Features At A Glance:

- Spacious Renovated Home
- 1.8 acres of gently sloping, well landscaped grounds
- Timber Floors and Ceilings
- Fans and Air-conditioning
- Shed 12.5m x 9m with power, water and mezzanine storage, plus adjoining single bay 4.5mx 7m
- Double Carport 2.7 m high 6.5m x 7m,
- Lower Shed 9m x 6m, level entry and 3m high door
- Under house storage area with timber racks
- Solar Power 6.5kw
- Septic System and Rain Water Tanks (50,000 litres approx)

Due to COVID19 inspections are by private appointment only.

3 BED | 2 BATH | 8 CAR

PRICE:

Offers Over \$720,000 considered

OPEN FOR INSPECTION:

N/A

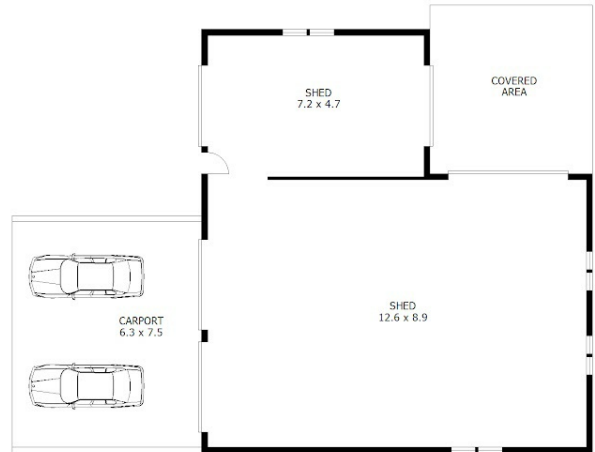
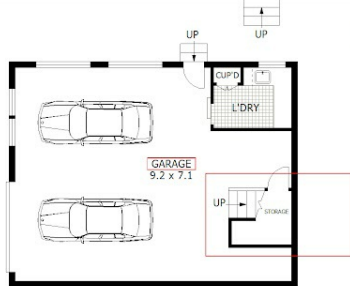


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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Lower Level	- 65 m <sup>2</sup>
Ground Level	- 158 m <sup>2</sup>
Deck	- 113 m <sup>2</sup>
Shed	- 147 m <sup>2</sup>
Carport	- 47 m <sup>2</sup>
Total	- 530 m <sup>2</sup>

# 13 Mountain View Court, Yandina

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.