



## FOR SALE

### LOOKING FOR AN IMMACULATE HOME WITH ROOM FOR A BOAT, CARAVAN OR MOTOR HOME PLUS MORE?? THEN THIS MAYBE THE HOME YOU ARE LOOKING FOR!!

This home ticks all the boxes for the astute purchaser who needs room for all the boy's toys, along with something for the lady of the home. The location is superb!! Situated in a quiet street in Cooloola Cove backing onto native bushland, with lovely walking tracks, and surrounded by quality homes. It is only a short drive to the local Shopping Centre which includes Woolworths. Everything about this 14 year old Queenslander is spacious, with an overall under roof size of 222.73m<sup>2</sup> (including covered verandah) and a block size of 1243m<sup>2</sup>. The open plan living includes the kitchen and dining area. It opens out to a large covered verandah, also used as a living area (during the day) and for entertaining (in the evening). There is also a lower covered patio area, ideal for the boys to entertain and watch the rugby. There are three large bedrooms, the master bedroom boasting walk through mirrored wardrobes to the en-suite. There are built-ins in one other bedroom. The guest bathroom with separate toilet, services the other bedrooms. In addition to the boat/caravan shed and the 2 bay shed with carport, there are two smaller garden/storage sheds situated on the property. Cooloola Cove is rapidly rising in popularity, and is only a short drive to Rainbow Beach (gateway to the Heritage listed Fraser Island) and an even shorter drive to Tin Can Bay (where the Dolphins play!!)

Other features and benefits include:-

- \* Ducted air-conditioning
- \* Wood burning stove in the living area for additional warmth in the winter months
- \* Security screens on all windows and doors
- \* The 2 bay shed with carport has a shower and toilet.
- \* The house, shed and boat shed had new roofs in 2019
- \* There are 22 large solar panels on the house saving you \$\$\$
- \* Tropically landscaped with raised veggie garden
- \* Fully fenced, with a rear gate for ease of access to the "bush" and its walking tracks
- \* A bore provides endless water for garden irrigation
- \* A small rain water tank also provides an extra source of water
- \* The street has underground power cables.

If these features and benefits sound exactly what you have been looking for in a property, don't default! Call Janet Young for your private viewing. You won't be disappointed.

3 BED | 3 BATH | 5 CAR

PRICE:  
\$425,000

OPEN FOR INSPECTION:  
N/A

@realty

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