



# SOLD

**DON'T MISS YOUR OPPORTUNITY TO OWN THIS HOME JUST A STONE'S THROW FROM TIN CAN BAY & RAINBOW BEACH.**

17 VANGUARD CRT, COOLOOLA COVE.

Whether buying as your forever home or as a great investment, you can buy this solid low maintenance home with absolute confidence and enjoy the best of Cooloola Cove's & Tin Can Bay's lifestyle right at your doorstep! Located in a beautiful quiet area within easy driving distance of shops, cafes, schools and more, you will find this easy maintenance home ready to just move in and enjoy.

The single level home has been designed to take full advantage of the huge alfresco area and the established trees in the backyard maintain maximum privacy.

- \* 3 bedrooms, 3 with built in wardrobes
- \* 1 bathroom & separate toilet
- \* Living and dining flow easily from the central kitchen
- \* Split AC and solar power
- \* Convenience of town water and sewerage connection
- \* Lock up garage
- \* Generous 1121 m2 allotment with a low maintenance gardens
- \* Great backyard with room for a shed if needed
- \* Garden Shed, securely fenced back yard
- \* Plenty of side access for boat or camper.

The current owners are ready to relocated This prime location just a short 2km drive to the local shopping centre and 7 km from the golf course. 13 mins to the boat ramp. Inspection is a must to appreciate all that is on offer.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$365,000

**OPEN FOR INSPECTION:**  
N/A



**Wes Farnham**  
**0439388015**  
wes@atrealty.com.au  
[wesandkaylenefarnhamrealestate.com](http://wesandkaylenefarnhamrealestate.com)



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.

GROUND FLOOR

FLOOR PLAN IS PROVIDED AS INDICATIVE LAYOUT ONLY. MEASUREMENTS ARE NOT AVAILABLE, FLOORPLAN IS NOT TO SCALE.  
NO GUARANTEES PROVIDED ON ACCURACY