



**SOLD**

## THE IDEAL DOWNSIZER

Contemporary, quality townhouse with house size 333 square metres of living, courtyards and garden over two levels. The Coolum Villas complex, which is laid out over 4 acres of landscaped grounds and walking distance to the beach is located immediately adjacent to the Mount Coolum Shopping Centre and public transport. The villa abuts heavily treed council land well away from internal and external noise thus offering unusual privacy, quiet and an exceptional 150 square metres of garden and courtyard.

Downstairs features spacious open plan tiled living which opens out to the spacious exclusive use fully fenced area. The kitchen features granite bench tops, stainless steel appliances and dishwasher, a servery window adjoins the courtyard. A powder room with a concealed laundry and study nook complete with built in desk, phone and computer points are also on this level. Upstairs is carpeted with 3 bedrooms, the main with a balcony overlooking the adjoining bush with glimpses of Mount Coolum, a huge ensuite including granite bench tops, twin vanities and an extra large shower.

The double lock up garage has remote control and internal entry, the residence dual zone ducted air conditioning with ceiling fans throughout. The complex features onsite management, security gating with intercom communication to welcome and open the gates for guests, a resort pool with BBQ facilities and sail coverage, plus a dedicated car wash area.

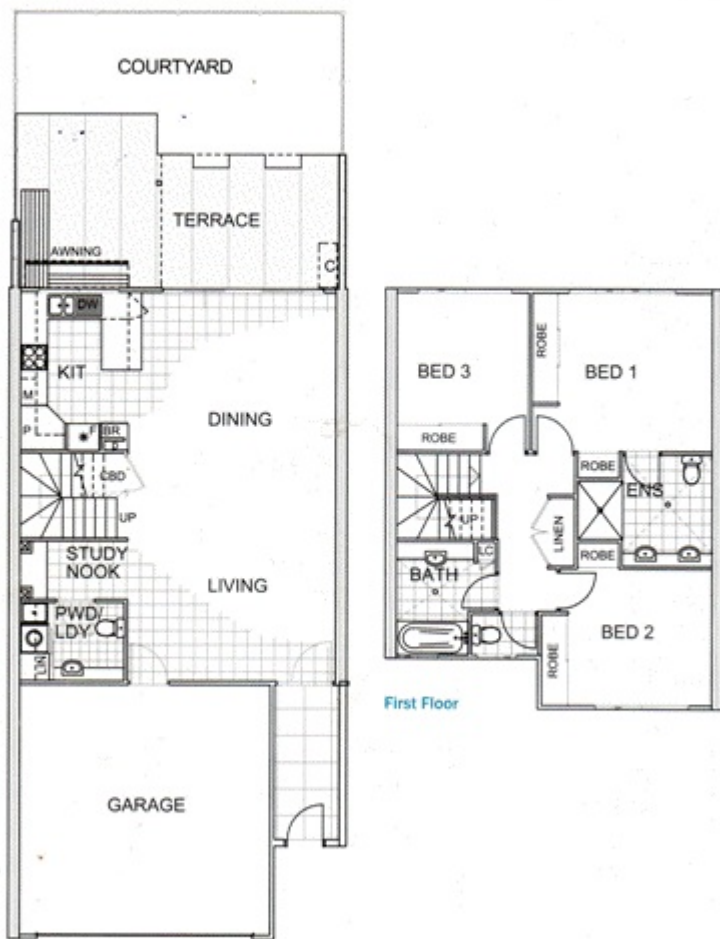
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$425,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Geoff Grover**  
geoffgrover@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Type A Unit Plan — Ground Floor

First Floor

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.