



## FOR SALE

### A HOME TO LOVE LIVING IN

**REDUCED** - Distinctive appearance, very private 807 square metre block in an elevated position offering sweeping hinterland views. Location is much sought after in a quiet street surrounded by well-appointed residences and yet close to the Central Coolum beach and shopping strip. The property presents in excellent condition. Entry is to a formal hallway with soaring ceiling and opens to a lounge room and behind to a dining room and galley kitchen. A third air conditioned living area with bifold doors off the lounge adds flexibility in usage as a rumpus/media/family area. A wrap around substantial size tiled porch creating your fourth living area is accessed from all these areas through walls of glass overlooking lawns and gardens. The fourth bedroom adjacent to the front door is also ideal for a home based business office.

Upstairs features high ceilings with three bedrooms and a bathroom with bath plus a deep and wide balcony with views to the pool and hinterland. The spacious main includes an ensuite, walk in robe and air conditioning, and opens directly to the balcony. The serious size salt water pool is at a lower level enhancing its privacy and surrounded by decking suitable for spas, outdoor settings, sunbathing, etc.

Gardens have been well cared for displaying lush lawns and well maintained shrubbery. To the rear corner is a "green thumb" area suitable for a veggie patch and/or plant propagation plus a garden shed

4 BED | 2 BATH | 2 CAR

**PRICE:**  
\$629,000

**OPEN FOR INSPECTION:**  
N/A



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#### Artist Impression

This floor plan is conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantee as to the accuracy of this plan. All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan.

#NOT TO SCALE

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.