



## FOR SALE

### RAINFOREST SETTING - OUTSTANDING VALUE

#### FIRST DAY, FIRST INSPECTION, UNDER CONTRACT.

Nestled at the base of Mount Coolum, and at the top of a council owned gully and catches all the breezes. Rainforest canopy but the grounds cleaned, mulched, grassed and usable.

Exceptionally quiet cul de sac, the property has only one immediate neighbour, the residence a pole home on a terraced 841sm block presents in excellent condition.

Underneath is a council approved and powered room (including for TV) approx. 6 x 9 metres which can be made into just about anything such as a rumpus room, separate living quarters, etc. Entry upstairs via the stairs is in the first instance to an outdoor room, fully screened, powered and lockable. Inside you are greeted with air conditioned open plan living and a "U" shaped kitchen with dishwasher and gas range, behind which is a study nook. Floors are timber veneered ply, which looks attractive and lends itself very readily to tiling. Ceiling is raked, supported by white painted beams, and the top of the wall is perspex sheeting for additional light entry.

The three bedrooms all have excellent condition carpet and ceiling fans, the main a walk in robe and ensuite with both a bath and shower, two and three have built in robes. A bathroom and laundry are to the rear leading the side deck and garden.

To the south the residence connects to solid ground and features a fully fenced side garden with a deck the full length of the house, and an attractive, informal garden setting. It leads by concrete pathway to the front, by steps to the rear which is a grassed area with garden shed.

Well priced and sharply presented, this demands an inspection.

3 BED | 2 BATH | 2 CAR

#### PRICE:

\$432,000

#### OPEN FOR INSPECTION:

N/A



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