



## FOR SALE

### PERFECT CANVAS FOR A MASTERPIECE!

The location is premium, the outlook and aspect are sought after, and the home is an unpolished gem. With a little artistic touch this Mooloolaba home could easily become your masterpiece.

Positioned on a level block with filtered canal views this solid brick home is full of potential. Offering 3 large bedrooms and good-sized living spaces, a detached dwelling/shed/Mancave with its own bathroom, and side access with a level north-facing backyard!

Situated in an ultra-convenient location within walking distance of Mooloolaba Beach, Esplanade and Coles, and the popular Mooloolaba State Primary and Mountain Creek State High Schools.

- \* 3 oversized bedrooms with built-in robes
- \* Large combined lounge/dining area with canal views
- \* Good-sized functional kitchen with walk-in pantry
- \* Central and spacious original bathroom
- \* Large 7.5m x 6m Tradesman's Shed/Mancave with lighting power and its own wet area/bathroom (needs some TLC)
- \* Covered entertaining area and level backyard with ideal northerly aspect and room for a pool
- \* Double tandem carport with additional parking options
- \* Side access, large 3m x 3m garden shed on slab and low maintenance gardens
- \* 1.5Kw solar power system and solar hot water
- \* Located opposite of and 40m from, canal access for some kayaking or fishing
- \* Walking distance to, and within catchment area of, the popular Mooloolaba State Primary and Mountain Creek State High Schools
- \* Only a 700m flat walk or bike ride to Mooloolaba Beach & Esplanade

3 BED | 2 BATH | 2 CAR

PRICE:

\$0

OPEN FOR INSPECTION:

N/A



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(Floor Plan For Illustrative Purposes Only)

Scale in metres. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist, [www.thefloorplanspecialist.com.au](http://www.thefloorplanspecialist.com.au)

#### APPROXIMATE AREAS

INTERNAL : 162m<sup>2</sup>

CARPORT : 28m<sup>2</sup>

EXTERNAL : 38m<sup>2</sup>

TOTAL : 228m<sup>2</sup>

LOT AREA : 582m<sup>2</sup>



98 Goonawarra Dr, Mooloolaba

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.