



## FOR SALE

### INVITING FAMILY HOME...CHARMING & WELL DESIGNED!..... NOW UNDER CONTRACT

This fabulous home in a sought after established family friendly neighbourhood sits on a 718m2 fenced corner block with a great backyard and dual street access to bring in a boat/caravan; well designed, it has great charm and warmth, a truly lovely place to call 'home'.

Complete with four bedrooms, two bathrooms, two separate living areas, galley kitchen, north facing alfresco entertaining deck, and double lock up garage; it is a good size for a family, and there is an awesome parents' retreat upstairs with private balcony.

Freshly painted throughout, features include: air-conditioning in living and master bedroom, polished timber floors on upper level, high ceilings in lounge, dishwasher, security screens, solar hot water, garden shed and expansive decking.

North facing, you will spend so much time out here on this inviting deck...champagne under the stars, Sunday afternoon BBQ's, children's birthday parties, Christmas lunch, New Year's Eve drinks, lazy weekend brunch after a morning at the beach; it's lifestyle 101!

Framed by lush, leafy gardens there is lots of shade and there is plenty of room for children and pets to play safely. The gardens and the home are low maintenance, freeing up your spare time to pursue leisure activities – fishing, golf, surfing, dining out, climbing Mount Coolum, walking along the scenic coastal walk to Coolum Beach, shopping up a storm, visiting local markets; it's all here at your doorstep for you to embrace.

Located just a few minutes' drive into Coolum with its many amenities including: schools, supermarkets, patrolled beach, surf club, medical centres, tavern, child care facilities, sporting fields and more, plus less than 10 minutes to Sunshine Coast Airport and 20 minutes to Sunshine Plaza; you are well positioned to access everything you need without driving long distances.

Owners have adored this home, and you will too. Family friendly, charming, comfortable and well located...it's a wonderful place to live and a savvy investment.

NOTABLE FEATURES INCLUDE:

4 BED | 2 BATH | 0 CAR

#### PRICE:

Asking 599K plus

#### OPEN FOR INSPECTION:

N/A

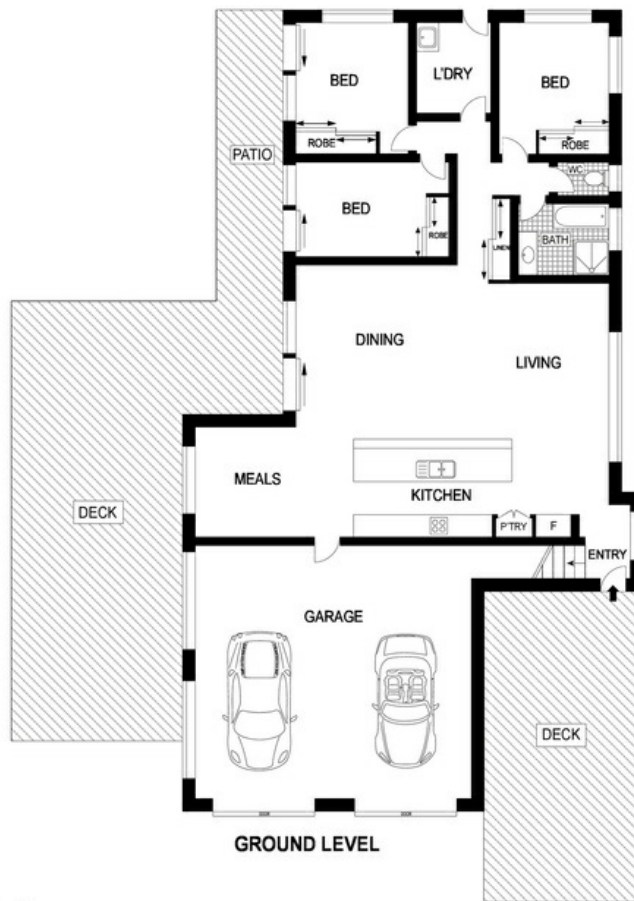


**Sabine Freitag**

**0488332256**

[sabine.freitag@atrealty.com.au](mailto:sabine.freitag@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 210 m<sup>2</sup>  
EXT: 120 m<sup>2</sup>



2 Tolkien Place, Coolum Beach



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.