



# FOR SALE

## A RARE AND EXCITING OPPORTUNITY EXISTS TO SECURE ONE OR BOTH OF THESE DELIGHTFUL TOWNHOUSES!!

If you've been searching for the space and privacy of a house with the affordability of a townhouse, this is an opportunity not to be missed.

Perfectly positioned at the base of majestic Mount Coolum in a peaceful cul-de-sac, this beautifully presented three-bedroom, two-bathroom residence offers an enviable lifestyle just moments from the golf course, local shops, stunning beaches and public transport.

One of only two freestanding townhouses (Both currently for sale), this charming brick and rendered home offers the added advantage of shared insurance only, with no body corporate fees, making it an exceptional choice for first home buyers, downsizers or savvy investors alike.

Brimming with warmth and character, the home features built-in wardrobes to all bedrooms, two spacious bathrooms conveniently positioned across both levels, a generous laundry tucked neatly beneath the stairs, a large double linen press and expansive attic storage, ensuring practicality is well catered for.

Comfort is assured year-round with air-conditioning to the living area and two bedrooms, along with ceiling fans throughout. The open-plan design creates a seamless indoor-outdoor flow, perfect for relaxed living and entertaining.

Outside, the beautifully established gardens are bursting with colour and charm, offering ample space for children, pets or simply enjoying the peaceful serenity of this stunning Sunshine Coast location.

### Features You'll Love:

- 3 spacious bedrooms with built-in wardrobes
- 2 bathrooms
- Large carport
- Solar power

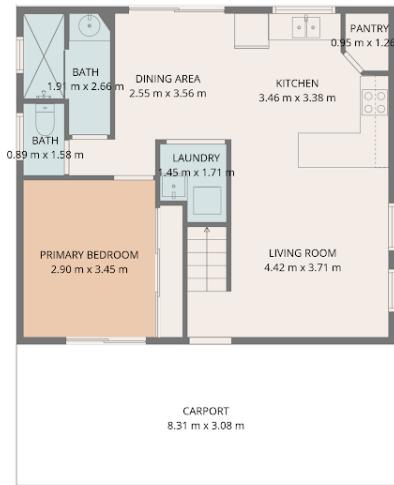
3 BED | 2 BATH | 2 CAR

PRICE:  
Contact Agent

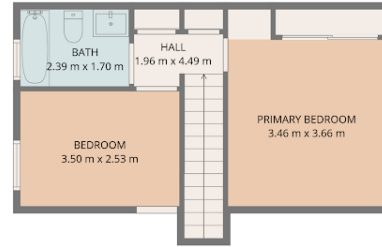
OPEN FOR INSPECTION:  
N/A



**Leanne Plummer**  
0484234035  
leanne.plummer@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



1st floor



2nd floor

**TOTAL: 92 m<sup>2</sup>**  
 1st floor: 57 m<sup>2</sup>, 2nd floor: 35 m<sup>2</sup>  
 EXCLUDED AREAS: CARPORT: 26 m<sup>2</sup>, PATIO: 49 m<sup>2</sup>, WALLS: 9 m<sup>2</sup>



## 1/10 Power Court, MOUNT COOLUM

3 2 2



Sizes and dimensions are approximate and should be used for reference only. Actual measurements may vary slightly and should be verified on-site before making any decisions.

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.

**Leanne Plummer**  
 0484234035  
 leanne.plummer@atrealty.com.au  
 www.atrealty.com.au

