

# 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, privacy and charm of a house with the affordability and ease of townhouse living, this beautifully presented Mount Coolum residence is sure to impress. Nestled in a quiet cul-de-sac at the base of the majestic mountain, this freestanding townhouse offers an enviable coastal lifestyle.

One of only two freestanding townhouses on the block (both currently for sale), this warm and welcoming brick and rendered home comes with the added benefit of shared insurance only and no body corporate fees making it an outstanding opportunity for first home buyers, downsizers, investors or anyone seeking low-maintenance living without sacrificing space or comfort.

Filled with natural light and style, the home features three spacious bedrooms with built-in wardrobes, two well-appointed bathrooms across both levels, and a generous built-in dining or versatile indoor-outdoor living area framed by vibrant established gardens, the perfect space to relax, entertain or simply enjoy the serenity.

Designed with practicality in mind, the home also offers air-conditioning to the living area and two bedrooms, ceiling fans throughout, a spacious laundry neatly tucked beneath the stairs, a large double linen press and expansive attic storage.

Outside, the colourful established gardens, complete with a garden shed, create a private sanctuary with room for children, pets or quiet afternoons soaking up the relaxed Sunshine Coast lifestyle.

Only a short walk to transport, shops, beach and golfcourse, you will be spoiled for the Sunny Coast's best choice's.

### Features You'll Love:

- 3 spacious bedrooms with built-in wardrobes
- 2 bathrooms across both levels

3 BED | 2 BATH | 1 CAR

### PRICE:

Contact agent

### OPEN FOR INSPECTION:

N/A



**Leanne Plummer**

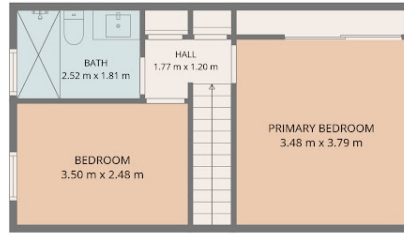
**0484234035**

leanne.plummer@atrealty.com.au

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



1st floor



2nd floor

**TOTAL: 121 m<sup>2</sup>**  
 1st floor: 86 m<sup>2</sup>, 2nd floor: 35 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 24 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>



## 2/10 Power Court, MOUNT COOLUM

3 2 1



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

