



FOR SALE

SPACIOUS DUPLEX THAT FEELS LIKE A HOUSE!

Occupying half of a large 800m² block with only one adjoining wall off the garage, and the home surrounded by gardens, outdoor entertaining and offering an abundance of natural light, you will be forgiven for thinking this spacious 2 bedroom duplex feels more like a free-standing house than it does a duplex.

Having been recently freshened up with new carpets and painted throughout, this well-maintained home represents a fantastic entry-level, downsizer or investment opportunity. Privately positioned at the end of a quiet cul-de-sac, and within easy access to all facilities including shops, schools, and many parks nearby, and Maroochy River boating and fishing, shopping at Sunshine Plaza, Ocean St entertainment, and Cotton Tree/Sunshine Coast beaches only minutes drive away!

- 2 spacious bedrooms with built-in-wardrobes and fans
- Enormous, air-conditioned open-plan lounge/dining/living area offering an abundance of natural light
- Well-designed, functional kitchen with plenty of cupboard space
- Good-sized bathroom with separate toilet
- Large internal laundry with linen cupboard
- New carpets and freshly painted throughout
- Paved outdoor entertaining area
- Single garage with internal access
- Additional off-street parking for 1 or even 2 cars
- Large, fully fenced, low maintenance yard with potential!
- Walking distance to parks, local shops and school
- Minutes drive to Maroochy River, Sunshine Plaza, Ocean St, Cotton Tree and Sunshine Coast beaches
- Great investment opportunity or perfect for the first home buyer or downsizer!

2 BED | 1 BATH | 1 CAR

PRICE:

Offers Over \$320,000

OPEN FOR INSPECTION:

N/A



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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.

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.thefpspecialist.com.au

TOTAL AREA : 117m²

Unit 1/40 Cypress St, Kuluin

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