

# 1/1 Melville Court, Mount Coolum, Qld 4573



## Unit For Sale

Friday, 26 January 2024

1/1 Melville Court, Mount Coolum, Qld 4573

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



MADI WILLIS



Simon Willis

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## Price Guide \$685,000

Nestled in the heart of Mount Coolum, this home is discreetly enriched with recent renovations with an emphasis on extended outdoor living. Located in a small complex of only 4 units and low Body Corp fees, this brick-and-tile beauty offers a lifestyle that's hard to beat. Key Features:- 2 Beds with Built-in Wardrobes and designer timber fans- Renovated Bathroom and Toilet- Secure Single Lockup Garage with Internal Access- Spacious Fully Fenced Back Yard with Double Gate Access- Tiled Back Patio with Views of Mount Coolum- Minimal body corporate fees - Garden shed for storage of surfboards bikes & kayaks - Outdoor shower- Newly installed Security Cameras - Pet friendly complex This property stands out for more reasons than one. Imagine having a large, fully fenced private yard in a unit complex – a rare find! Double gate access and a generous garden shed make this space perfect for storing your bicycles, surfboards, or kayak. Enjoy the serene view of Mount Coolum from your own back patio. The interior is a perfect blend of comfort and style. The owner has spared no expense in recent renovations, ensuring a modern and inviting living space. With brand-new carpets, air conditioning units in the master bedroom and living room, ceiling fans, and a range of upgrades, this home is move-in ready. Ideal Location: Convenience is at your doorstep with this prime location. Just a short walk to the golf course and local shopping centre, offering an IGA, butcher, hairdresser, chemist, coffee shop, and takeaway options. The beach is a mere 3-minute drive away, adding the perfect coastal touch to your lifestyle. Affordable Living: What sets this property apart is the low body corporate fees – a rare advantage! With only an annual shared insurance cost of approx \$575, this is an affordable option for downsizers, first-time homebuyers, or savvy investors looking to enter the housing market. Don't miss out on this exceptional opportunity to own a piece of paradise with all the perks and none of the hassle. Contact us today to schedule a viewing and make this outstanding property your new home! Please note: Whilst all due diligence has been taken in the preparation of this document Heart and Sold can attach no guarantee regarding the contents and recommend purchasers conduct their own enquiries.