

**1/12 Orsova Terrace, Caloundra, Qld 4551**



**Sold Unit**

Monday, 27 May 2024

1/12 Orsova Terrace, Caloundra, Qld 4551

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Yianni J. Mooney  
0420300977

**\$650,000**

Central CBD Duplex - Large Backyard – No Body Corporate Yianni Mooney Property proudly presents to the market 1/12 Orsova Terrace, Caloundra. Your search for a central location within walking distance to all local amenities and with low maintenance living stops here. Sitting in the heart of the Caloundra CBD, this solid lowset brick duplex is ideally positioned close to shops, medical centres, bowls club, local cinemas, trendy cafes and restaurants and is within just moments to some of the best Sunshine Coast beaches. In fact, a leisurely walk takes you to the main shopping strip of Caloundra and on to pristine Bulcock Beach. This is the perfect residence if you are looking for peace and quiet with the ability to walk to all amenities that are available in such a sought-after location. Truly a very rare opportunity to buy a duplex on a level block, leave the car behind - walk to everything. This residence sits on a large flat allotment and offers two well sized bedrooms, one bathroom and a generous multi-purpose room, which could easily double as guest room, a study or home office. A large covered outdoor area, the entire length of the home, serves as an additional living space – enjoy get together with the friends and family, or just sit back and relax at the end of the day. A large grassed backyard, rare in duplex properties, is a great area for growing your own herbs and veggies. The home comes complete with a separate laundry, a double lock up garage and an additional covered carport – ideal for the RV, caravan or boat. Caloundra Shopping Centre, the RSL, medical centres and local beaches and public transport are all just a short stroll away. Enjoy weekly Sunday markets, where locals bring their produce and crafts - all just minutes away. Ideally positioned to take advantage of the relaxing beach lifestyle. Live here or rent out and earn a great return – the choice is yours. Don't miss out on the opportunity to secure this rare duplex. No body corporate fees – easy lifestyle. Act quickly to secure. What we love about the property: - ☑ Central Caloundra CBD - ☑ Two bedrooms, one bathroom, separate laundry - ☑ Extra large outdoor covered area - ☑ Great size multi-purpose room - ☑ Double lock up garage – additional covered carport - ☑ Room for RV, boat or caravan - ☑ No Body Corporate fees - ☑ Solid investment – wonderful Sunshine Coast lifestyle - ☑ Popular shops and cafés short stroll away - ☑ Enjoy markets every Sunday in town - ☑ Moments to pristine Bulcock Beach - ☑ The perfect convenience of being able to walk to all amenities - ☑ 15 minutes\* to the Sunshine Coast University Hospital - ☑ 25 minutes\* to the Sunshine Coast Airport - ☑ 60 minutes\* to Brisbane International Airport. Should you require any further information, please call Yianni on 0420 300 977\* approximately. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.