

1 Katie Cl, Coolum Beach, Qld 4573

House For Sale

Thursday, 18 April 2024



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Bedrooms: 4

Bathrooms: 2

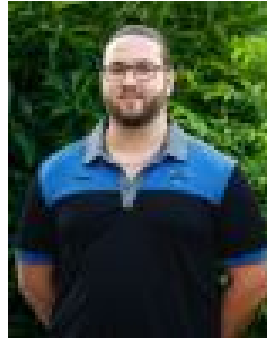
Parkings: 2

Area: 702 m2

Type: House



Tony Brown
0411074022



Michael Crichton
0754487700

Price guide \$1,400,000

Anyone living in this part of Coolum will tell you there's no other place to be. 4 minutes-walk to Woolworths shopping centre, not much further to school, and on beach days just 1.4km to the Surf Club. Edith Place Park opposite is not only a gateway to all these places. The green space visual amenity, and low density feel it provides is unique to this location. If a quality home is equally as important, this property shines above most. Carefully cared for by the existing owners for almost twenty years. Renovations indoors and out also mean there's nothing to do but move in and enjoy this enviable coastal lifestyle. Updated kitchen, bathrooms, flooring and decore has brought this home right up to date. The best parts of the original build are there too. Generous room sizes, open and separated living, outdoor entertainment area and poolside deck. If you've been holding back for the right home, now might be the time to make your move to Coolum Beach. Property brief: 4 bedrooms/2 bathrooms/2 x garage Walk in robe to large master suite Formal lounge. Casual meals/family area Multi-zoned ducted air-conditioning Ceiling fans and built in wardrobes Stone worksurfaces to kitchen Large pantry and integrated storage Updated bathroom and ensuite New flooring, paint and decore Internal 2x garage. Remote/electric door Multi-purpose room/suit home business Energy efficient lighting and 5kw solar Large 10m x 4.5m swimming pool Canter levered 4m shade umbrella Established low-maintenance garden Full roof restoration and repaint Fenced 702sqm block opposite the park Rates and rental information-Council rates and unity water charges (approx.. combined): \$3600/year Permanent rental appraisal: \$880/week Property Code: 3080