

# 109 Keith Royal Dr, Marcoola, Qld 4564



## House For Sale

Monday, 18 March 2024

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**Bedrooms: 3**

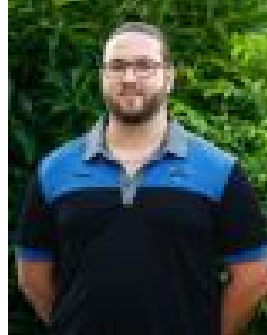
**Bathrooms: 3**

**Area: 549 m2**

**Type: House**



Tony Brown  
0411074022



Michael Crichton  
0754487700

## Offers over \$960,000

Make a morning surf or walk on the beach part of your daily life. With 10km of pristine ocean shoreline 4 minutes walk from your front door, this location will bring your coastal dream to life. Easy access to shops, schools, cafes and licensed venues means the things you need, as well the things you like are all close by. 3 bedroom/3 bath home. 250m to the dune entry. Modernised interior, kitchen, and bathrooms. Stone countertops and integrated storage. Floor to ceiling tiles in two bathrooms. Air-conditioning to living & main bedroom. Energy efficient lighting and ducted vacuum. Gas stove/electric oven. Quality dishwasher. Garage converted to studio/additional living. Granny flat/air bnb potential downstairs. Fenced 546sqm. Room for future pool/shed. Gated side access for a boat or caravan. Backs onto airfield. No neighbours behind. Looks over the airport to hinterland foothills. 4 min walk to the surf and Boulevard shops. Dog park in street. Bus stop around the corner. This home has undergone significant renovation in recent years and now offers a flexible floor plan to suit a range of uses. Separation from the master suite downstairs and guest bedrooms upstairs, along with a separate studio/family room area. This means enough space for an extended family, home business or with some simple additions passive income potential. Two storey beach houses are a rare find, and an opportunity to start living your sea change lifestyle sooner. Rates and rental information - Council rates and unity water charges (approx. combined): \$3400/year. Permanent rental appraisal: \$800/week. Property Code: 3069