

**12 Cicada St, Woorim, Qld 4507**



**Sold House**

Friday, 15 March 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 597 m2**

**Type: House**



Sally Grant

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## Contact agent

Beach life awaits! Set on a quiet street, one block back from the fabulous Woorim Beach, in fact just 100 metres as the crow flies from the sand and the ocean, this versatile 4 bedroom dual living property is full of charm and character. With a freshly painted exterior and lush private gardens, this property promises a great vibe for its next owner.

**THE LAYOUT**The home boasts a unique layout offering separate living quarters/dual living accommodations.

**Upper Level:** - Light drenched open concept living space - Timber floors - Kitchen with ample storage, dishwasher, freestanding cooking range, extractor and a large pantry - Air-conditioned living and dining areas (large 7kw air-con unit near new) - High ceilings to living space - Bathroom and separate modern toilet - Two bedrooms (king sized Master), both with built in robes and ceiling fans - Two outdoor entertaining areas – front porch and large covered & open air entertaining deck - Two stairways leading to the upper level - Ceiling fans and screens - Ocean glimpses and sea breezes throughout the upper level

**Lower Level:** - Living room with ceiling fan and feature terrazzo style tiling - Kitchen with ample storage, free standing cooking range, breakfast bar and double sink - Good sized bedroom plus an additional finished room that could be used as a bedroom, 2nd living space or office - Timber casement glass doors and windows - Shower and toilet - Laundry - Security Screens

**Other:** - Home Security System (8 cameras with recording capability) - Small studio/storage room with ceiling fan - Single remote controlled garage - Good sized shed – park a car or use as workshop - Side access to park a van or boat - Garden shed - Enclosed outdoor spa bath – perfect to escape the summer heat - Fully fenced extremely private backyard - Huge 7.2kw of bill busting solar panels (10kw capacity) - 2 small water tanks - Spear pump - Outdoor sink - Up-to-date termite barrier protection

**THE OPPORTUNITY**Beyond these exceptional features, this home presents an incredible investment opportunity with increased potential where you can live/holiday on the top floor, and rent/holiday let the lower level or vice versa. So, whether you are looking for a permanent residence or a home to holiday in and profit, this property offers options for your new lifestyle.

**THE LOCATION**You can't beat the Woorim lifestyle – just ask the locals! It's home to almost 34 kilometres of magnificent coastline, including an off-leash doggy beach, and boasts an award winning 18 hole golf course, great retail shopping, cafes, IGA and an iconic hotel. On the other side of the Island, the popular sheltered shores of the Pumicestone Passage are ideal for water sports and fishing and there's some great dining options too. This distinctly picturesque area is home to great surf, exquisite waterways, stunning flora and fauna and a whole lot of smiling faces.

**DON'T DELAY**You can't go wrong as Woorim property values remain on the rise! Don't be the one to look back in years to come with regret. Contact Sally Grant on 0425 559 832 to secure your private inspection today. Property Code: 209