

**12 Oogar Street, Maroochydore, Qld 4558**



**House For Sale**

Friday, 17 May 2024

12 Oogar Street, Maroochydore, Qld 4558

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 921 m2**

**Type: House**



Jason Mills

0417343289

## Auction

We could really summarise this property in one short sharp sentence. A 921m<sup>2</sup> block, in arguably the best location. Only about 800m to the entrance of Maroochydore's expanding CBD and 600m to the beach with a short stroll to Cotton Tree! In this particular pocket of properties there simply aren't too many larger blocks available making this a very unique opportunity to secure a property that is not only assured long term financial security, but is also capable of fulfilling so many options. Boasting only one neighbour the large block also overlooks Nowingi Park, a tranquil bush backdrop that will leave you feeling like you are on a retreat whenever you are at home. It's very easy to see how your future dream home would not only benefit from the short walk to the beach but also enjoy a surprising leafy backdrop. Whilst the home itself has a yesteryear vibe, it's very liveable, currently tenanted until the end of May having achieved \$1000pw lease. Everything opens and shuts and there's even options to separate living if you choose. The yesteryear vibe is highlighted by the amazing hardwood timber floors and the solid construction would give you full confidence that if you were to fast forward 50 years, the home would still be standing in very similar condition. There are multiple opportunities depending on why you're looking to purchase. A duplex site, a dream home site or simply sit back, invest and watch the expected capital growth to sky rocket over the years. One thing is certain, this size block in this quiet location and this close to the beach simply don't come about every day.\*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.