

13 Maud Street, Caloundra, Qld 4551



House For Sale

Wednesday, 12 June 2024

13 Maud Street, Caloundra, Qld 4551

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2023 m2

Type: House



Yianni J. Mooney

0420300977

For Sale

Yianni Mooney Property proudly presents to the market 13 Maud Street, Caloundra. Owners' instructions are clear – must be sold. A sensational opportunity is now on offer to secure this solid residence, conveniently positioned in the heart of this highly sought after southern Sunshine Coast beach suburb. This blue chip property occupies one of the largest and most unique residential blocks offered for sale in highly sought after Caloundra. Sitting on a huge 2,023sqm flat parcel of land, this three bedroom family home is nestled in a quiet residential street and is so close to all local amenities, as well as pristine beaches and great local retail shopping. Central Caloundra is fast becoming the area of choice for investors in search of prime properties to secure, while enjoying solid rental yields. With a variety of development options to explore both now and into the future, the choice is up to you. Whether you renovate the existing residence, knock down and rebuild your dream family home, or potentially keep the existing dwelling and further build a granny flat for additional income – the opportunities are endless. Solid, well-constructed and set back up off the road in a slightly elevated position, the existing residence consists of three spacious bedrooms, a well laid out kitchen and extended alfresco zone that flows out from the huge living and dining area. The ground level accommodates an oversized double car garage, as well as a large storage area that can easily be converted to a private guests' area. Whilst in mostly original condition, there is plenty you could improve on to make this your ideal home – with such a vast backyard, you could easily create a beautiful and serene outdoor living and entertaining area – consider an inground pool and further improve the property's value – this could be an ideal opportunity to secure a land parcel with abundant and potentially diversified possibilities. This is a prime location set within close proximity to Caloundra Shopping Centre, great restaurants and trendy cafes. Easy walking distance to some of the most pristine beaches on the Sunshine Coast, BBQ and picnic areas and the Coastal Pathways and boardwalks that link up Caloundra's popular beaches. Whether you're a growing family or a savvy investor, this home is a canvas ready for you. Don't miss this opportunity to purchase such a unique property, ideally located in the heart of Caloundra and with exceptional investment opportunities. This is the perfect addition to any property portfolio. What we love about the property: - Rare opportunity – prime central CBD location - Large 2,023sqm flat parcel of land - Renovate or knock down and rebuild your dream home - Two storey solid three bedroom family home - Great alfresco area off main living and dining - Secure double lock up garage – great storage space - Possibility to add further dwelling – earn additional income - Walking distance to patrolled beaches, Caloundra CBD, trendy cafes, restaurants - An owner's and investor's dream – a desirable place to live, holiday and invest - 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.