

**16 Kanimbla Avenue, Cooloola Cove, Qld 4580**



**House For Sale**

Friday, 26 April 2024

16 Kanimbla Avenue, Cooloola Cove, Qld 4580

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 900 m2**

**Type: House**

**\$649,000**

This "cute as a button" 19.6 sq brick home ticks all the boxes. For the first home buyer, a chance to "get into the market", for the investor, nothing to do but move your tenants straight in, and for the retiree, not too large a home or land that you can't manage it! Location is superb, in a quiet little area in Cooloola Cove, just a short drive to the Shopping Centre which includes Woolworths, baker, doctors, pharmacy etc. Just a short drive takes you to Tin Can Bay (where the Dolphins play) and a slightly longer drive takes you to Rainbow Beach (Gateway to the Heritage Listed K'gari. As a matter of trivia, this area is also one of the only areas in Cooloola to have underground power! Built by Dwyer Quality Homes from the Sunshine Coast, a very reputable builder indeed, the floor plan lends itself to carefree open plan living. Two of the three bedrooms are extremely large, and would allow you room for a desk, small gym set-up, or whatever tickles your fancy. The master bedroom boasts an ensuite. Excellent airflow is assured by the excellent use of numerous sliding doors. There is a lovely entertainment patio outside the lounge. Plenty of room in the 900m<sup>2</sup> level yard to keep chooks, grow veggies, or even have a pool. There are two gardens sheds. Side access is excellent have a caravan? Not a problem it will fit on the right hand side. Have a small boat, tinny or trailer?, also not a problem as it will fit on the left hand side. All you have to do now is to book your personal viewing to find out if this is the home you have been waiting for. I look forward to showing you this lovely home.