

17 Melaleuca Drive, Cooya Beach, Qld 4873



Sold House

Tuesday, 19 March 2024

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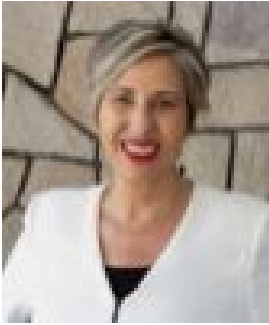
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1293 m2

Type: House



Soula Kazakis
0740982507

\$440,000

This exceptional parcel of land, is on a generous 1293 sqm of prime real estate in Cooya Beach. What sets this property apart is not just the size, but the incredible value it offers - you're essentially acquiring the existing dwelling for free! At present the current residence is a solid cosy two bedroom house with an open floor plan encompassing lounge/dining and kitchen. The bathroom and laundry are at the rear of the house and there is undercover vehicle parking in the carport adjacent to the entrance. Comfortable enough for you to reside in the existing house whilst planning and obtaining council approval for a 2nd and or 3rd dwelling. Alternatively you can generate an income immediately by renting the existing house for approximately \$400 - \$450 per week whilst you plan your development. Situated opposite a rainforest aspect with a glorious mountain view in the distance, this home is only 100mts walk to the beach. The residential community of Cooya Beach is quiet and a popular and affordable choice for long-term local families, tenants, first-time home buyers, and retirees. Local Amenities include childcare facilities, playgrounds, boxing gym, dog grooming and boat ramp. Port Douglas is 15 minutes drive and Mossman is a mere 5 minutes away. You are able to easily access schools, supermarkets, health care, retail shopping, sporting facilities, cafes, restaurants, and pubs - everything you need is within easy reach. When you do your homework and compare this property to the other vacant land currently for sale in Cooya Beach you will realise that 17 Melaleuca Drive offers you bang for your buck and an amazing opportunity. For more information or to arrange an inspection please contact Soula Kazakis on 0422 966 573. At a Glance: • 1293 sqm of land • Potential to develop • Ideal for adding another dwelling (STCA) • Outstanding value for money