

# 19 Thooleer Close, Cooya Beach, QLD, 4873

## Sold House

Tuesday, 25 April 2023

19 Thooleer Close, Cooya Beach, QLD, 4873

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Soula Kazakis

## **Built With Love & It Shows!**

This long time family home has been constructed with Cypress sustainable timber which is strong, durable, ethical and naturally termite resistant. Built to a high standard in 2003, the quality craftsmanship and attention to detail is evident throughout.

Entry through the pedestrian gate leads you into the mature front garden, here you will be pleasantly surprised by the arched footbridge over the lily pond which leads straight to the tiled front door and porch.

The primary king size bedroom enjoys large windows, walk in robe and ensuite bathroom. The subsequent bedrooms are also well proportioned and have built in robes. This home is family friendly with two bathrooms, one with a spa bath and a separate powder room for visitors. The internal laundry has direct access to the outdoors and there is designated linen storage in the hallway. The property is fully tiled, air-conditioned and screened throughout.

The party is down the hallway at the rear of this residence. The generous kitchen is adjacent to the living/dining room and has a line of sight to the back garden - perfect for keeping an eye on the children while they play outside.

The kitchen layout is "U" shaped - the perfect option for busy households. Fitted with ample cabinetry, built in oven/microwave/dishwasher space and even a nook to hide the regular use of smaller appliances. Functional with more space to freely move, prepare meals and gather at the stand alone island. The long bench space is versatile and organically creates a breakfast bar open to the dining area.

The open plan living/dining zone is surprisingly spacious and measures approximately 9.5mts x 5mts. This grand light-filled room has multiple windows and two sliding doors connecting it to the outdoors whilst ensuring you will enjoy the natural prevailing south-easterly breeze.

Entertain friends and family seamlessly by stepping out to the tiled outdoor undercover entertaining area. This zone overlooks the lawn and beyond to the inground saltwater pool.

The backyard has established low maintenance plants and garden beds. The two bay garage/shed has power and is ideal for parking of vehicles/storage or as a workshop.

Marvellously maintained with a comfortable family friendly floor plan and layout unlike kit homes this residence has stood the test of time. Fully fenced, ideal for any family and the furry friends. If you are looking for a home with a point of difference featuring quality workmanship then look no further.

This property is set to sell via auction on 28th July 2022 at Hemingway's Brewery Boat Room at the Crystalbrook Superyacht Marina in Port Douglas. Contact your exclusive agent Soula Kazakis on 0422 966 573 to discuss the property further or to arrange your inspection.

\*To view the Live Auction on Thursday 28th July, register your interest or for Online Bidder Registration, please follow this link to our Auctions Live platform: <https://auctionslive.com/app/bidder-registration/QvDPE>

### **At a Glance**

- Quality build in sustainable Cypress timber
- Open plan family friendly layout
- Short walk to the beach/boat ramp
- Bus Service to local schools at end of the street
- Quiet cul de sac
- 800sqm block

- Fully fenced
- 2 Bay Garage/Shed 6 mts x 6 mts
- Inground pool 9mts x 4mts
- Low maintenance garden
- Fantastic family home