

**2/36 Toorumbee Drive, Mooloolaba, Qld 4557**

**AMBER WERCHON**

**Unit For Sale**

Thursday, 30 May 2024

2/36 Toorumbee Drive, Mooloolaba, Qld 4557

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Teale Ring  
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Rachael Allen  
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## Contact Agent

Amber Werchon Property presents this generously-sized 3-bedroom unit nestled on a quiet street in the heart of Mooloolaba. Bursting with potential, this property offers a unique opportunity for both homeowners and investors alike. Situated on the first floor of a small and exclusive complex of just four units, you'll love the tranquility and privacy that this residence affords, while just being a leisurely 10-minute walk to the beach.

**KEY FEATURES:**

- Ideal Location:** Positioned just moments away from Mooloolaba Esplanade and stunning beaches.
- Spacious Living:** Open plan living and kitchen area providing ample space for comfortable living.
- Three Generous Bedrooms:** Accommodate family or guests with ease.
- Secure Lockable Garage:** Includes workshop/storage space for added convenience.
- Low Body Corporate Fees:** Enjoy the benefits of a well-maintained property without straining your budget.
- School Catchment Area:** Within proximity to Mooloolaba and Mountain Creek schools.
- Perfect for Owner-Occupiers and Investors:** Whether seeking a permanent residence or rental income, this property ticks all the boxes.
- Additional Highlights:**
  - Natural Light:** Abundant natural light floods the generous floorplan, enhancing the living experience.
  - Entertainment Space:** Covered balcony perfect for entertaining or enjoying a relaxing afternoon.
  - Modern Amenities:** Quality kitchen appliances, ample bench space, and large pantry for convenience.
  - Peaceful Living:** Set within a small complex ensuring added peace and privacy.
  - Convenient Access:** Close to beaches, restaurants, cafes, shops, and public transport links.

Don't miss out on this remarkable opportunity to secure your dream unit in this highly sought-after beachside suburb. Arrange a viewing today to fully appreciate all that this property has to offer. Contact Rachael or Teale now to make it yours!

Quay Ring Realty Pty Ltd & Smart Asset Homes Pty Ltd working in conjunction with Amber Werchon Property.