

**23 Pearl Crescent, Caloundra West, Qld 4551**



**Sold House**

Friday, 3 November 2023

23 Pearl Crescent, Caloundra West, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Dallas Foster  
0754456088

**\$750,000**

Today's best buy on the Sunshine Coast! To be sold as vacant possession, this extremely tidy & well maintained home presents like it was built only yesterday. This neat residence perfectly suits a younger family with children who would love the big backyard or someone looking for that ideal lock up and leave lifestyle - you've got it all here. A lovely neighbourhood of family friendly and like minded people, that make this such a great community within Caloundra West. Surrounded by a flat landscape, perfect for walking the dog or taking the kids for a ride on their bikes. Wider streets, established trees in every direction and walking distance to the shops - this is the Australian dream. This little pocket of Caloundra West is Sunshine Coast's best kept secret, surrounded by three separate parks; Violet Street Park, Quinn Park & Active Park. All equipped with BBQ's, children's play equipment & undercover table areas. Additionally, Pearl Crescent is also less than 10 minutes from Golden Beach, 13 minute drive to Kings Beach and only 8 minutes onto the Bruce Highway! Auction details: • On site, Saturday 2nd December @ 12pm • Auction conditions: 30 day settlement & 10% deposit (Different terms to be negotiated prior to Auction day) • All offers welcomed prior to auction day • Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent • Building & Pest reports available upon request Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent The highlights: • Leased until 27/12/2023, to be sold as vacant possession • Move in OR rent out! • Rental appraisal: \$630 - \$650 per week • 5KW Solar inverter • Built in 2017, only 6 years old • Ducted Air conditioning & ceiling fans • Bedrooms equipped with fans & built in robes • Master bedroom: Walk in robe & ensuite • 4th Bedroom/Media room at the front of the residence • Stone bench tops throughout the home • Freestanding 5 Burner gas cooker & dishwasher included • Kitchen fully equipped with a walk in pantry & complete view of the backyard • Spacious backyard with ample space for an in-ground pool • Security screens on all windows & doors • Completely fenced with dual gates for side access • Safe & secure for children/pets • Garden shed on concrete slab & water tank to service toilets/outside taps • Study nook off the hallway; great for children's afternoon homework