

# 32 Nautica Circuit, Mount Coolum, Qld 4573



## House For Sale

Friday, 9 February 2024

32 Nautica Circuit, Mount Coolum, Qld 4573

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daryl Rouse  
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## **Price Guide \$1,049,873**

Nestled in a peaceful low traffic semi-private street and positioned less than 300m to an off-leash dog friendly beach. Its family-friendly location allows you to easily stroll to the local park, climb Mount Coolum, enjoy the playgrounds or grab a coffee and some delicious food from across the road. Being a rare corner lot, the home is filled with natural light and exudes a great warmth and beachy ambiance throughout. At a glance: \* 3 bedrooms and 2 bathrooms \* Tile Throughout and carpet in the bedrooms \* 1 car garage \* Private rear and side yard \* Side access for a boat/van \* Additional access from rear common parking area \* Highly desirable corner lot \* Single level \* 2 Split a/c systems \* Low Bc fees \$185/quarter The home is perfect for; beach lovers, down-sizers, young families or smart investors, just seconds from the sand and surf and within walking distance to local shops, cafes, parks/playgrounds, dining, and surf club, so Close to the beach you can hear the waves.