

37 Canberra Avenue, Cooloola Cove, Qld 4580



House For Sale

Friday, 16 February 2024

37 Canberra Avenue, Cooloola Cove, Qld 4580

Bedrooms: 3

Bathrooms: 1

Area: 901 m2

Type: House



John McEwan

Offers from \$450,000

Located in a convenient coastal location, central to Gympie, Tin Can Bay, and Rainbow Beach, 37 Canberra Avenue, Cooloola Cove is an ideal place to call home! The 901m² fully fenced and flat allotment offers suitable land for a larger shed, extra landscaping, and more, providing future potential and gain for purchasers looking to add their own touch! This neat and tidy 3- bedroom home would suit first home buyers entering the market, investors looking for immediate returns, or those looking to downsize in a quiet coastal community with loads of recreational activities to choose from, only minutes away! Property features:

- 901m² flat allotment, fully town serviced, fully fenced, and gated, with 6ft+ fencing, suitable for dogs or pets, easy access to the carport, shed, and yard.
- Excellent positioning and oversized gated entry allow for heavy vehicle and machinery access, and options for a larger shed and/or pool to be built in future if required.
- Solid construction built slightly above ground, with concreted steel posts, timber bearers, joists, and floors, as well as external weatherboard cladding.
- Neat and tidy, the property is well maintained with internal renovations, including a new kitchen, bathroom, and polished timber floors, completed approximately 5 years ago.
- High raked ceilings, curtains, fly screens, security doors, and tinted windows feature throughout.
- A combined, open lounge and living area, adjoins to dining and the kitchen, and is kept comfortable all year round by reverse cycle air conditioning, has built in storage, and modern lighting.
- The modern kitchen with tiled splashback features overhead cabinetry for extra storage, timber bench tops, dishwasher, double sink with water filtration, a freestanding oven with grill and a four-burner cooktop, as well as louvers allowing natural light and visibility, overlooking the yard for breezes and airflow.
- Three very spacious bedrooms offer comfortable sleeping arrangements and ample room for a desk, drawers, bedside drawers, tallboys, and other bedroom furniture. Two bedrooms have reverse cycle air conditioning, and one has a built-in wardrobe.
- The privately positioned bathroom features floor to ceiling tiles, shower, wall hung timber vanity with mirror, modern fittings, and a separate WC.
- A separately tiled laundry room is provided with built in wash tub/basin, storage shelving, ample room for washing machines and dryer with wall mount options and provides easy access to the yard and clothesline.
- A 6mx3m garden and storage shed, high clearance drive through carport, front hedging and garden, and NBN complete the package.

37 Canberra Avenue offers you the opportunities to make the most of an idyllic lifestyle with numerous world class attractions at your doorstep! Located close to the local shopping centre, parks, cafes, hotels, clubs, Tin Can Bay Marina, Rainbow Beach, K'Gari/Fraser Island access, surf beaches, local schools, childcare facilities, golf course, 4x4 and walk tracks, fishing hot spots, and more! Current travel times are approximately; 2.5 Hrs to Brisbane airport, within 1.5 Hrs of Noosa Heads, Sunshine coast airport and Hervey Bay, 50 minutes to Maryborough and Hinterland towns, 40 minutes to the Gympie CBD, less than 10 minutes to Tin Can Bay foreshore and marina, 20 minutes to Rainbow Beach, and only 4 minutes' drive to the local shopping centre, bakery, bottle shop, supermarket, vet, pharmacy, medical centre, and more. The Gympie/Bruce Hwy Bypass is currently in progress and is being constructed on the eastern side of Gympie, offering a central interchange for direct highway access, slashing future travel and commute times, reducing local traffic, and connecting Cooloola Cove, Tin Can Bay, and the Rainbow Beach areas to quicker north and south bound travel options, as well as providing easier access into Gympie's CBD. World class boating, fishing and surf beaches, golf courses, and several sporting clubs are also located within these areas. School bus pick up and public transport are available. This property is situated in a location destined for further future market growth and offers unbeatable value for a coastal location in Qld! All offers will be presented, please contact Marketing agent John McEwan on 04131983854 for more information, or to arrange your private inspection, today! Disclaimer All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.