

39 Mauretania Avenue, Cooloola Cove, Qld 4580

CENTURY 21

House For Sale

Friday, 3 May 2024

39 Mauretania Avenue, Cooloola Cove, Qld 4580

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2396 m2

Type: House



Deb Clarke

0405191972

\$849,000

Don't hesitate to inspect this truly exceptional Cooloola Cove property, offering a perfect blend of idyllic coastal living and modern convenience in a sought after enclave. Nestled on over half an acre, this immaculate 4-bedroom, 2 bathroom brick veneer home is complemented by irrigated landscaped gardens, a sparkling inground saltwater pool and 2 sheds to placate the demands of anyone seeking storage and making it an ideal choice for those looking to fulfil their dream in a property that delivers on all aspects. Upon entering this stunning property, you'll be captivated by the features and impressed by the functionality and flow. The expansive grounds, solar panels and rainwater tank offer the potential to create a food forest for those wanting self-sufficiency. The 2 powered sheds offer secure access in any weather for all vehicles, boats, caravans, trailers and more catering to all your needs well away from the main house. The main residence boasts 4 generously-sized bedrooms, 2 bathrooms, and a versatile floorplan offering ample living spaces. The neutral tones throughout delivers a modern aesthetic whilst offering the convenience of ducted air conditioning, recently renovated kitchen and oversized outdoor entertaining area by the inground pool. This property affords access to a lifestyle featuring The Country Club, Golf, Bowls, Sailing, Surf and Yacht Club. Plus retail, medical, cafes, National Parks, beaches and waterways offering an unrivalled setting.

Indoor Features:- 4-good size bedrooms with built in robes and ceiling fans- King sized master features ensuite with walk-in robe- 2 bathrooms - master with shower, bath, vanity and separate toilet- Tiled living areas and carpeted bedrooms with ceiling fans- Reverse cycle ducted air conditioning throughout the home- Modern new kitchen featuring stone benchtops, quality appliances and sought after drawers with ample cabinetry - A formal and informal living space- Tinted windows with security screens and doors- Double auto entry garage with internal access- Large galley style laundry with external access to drying area

Outdoor Features:- Near new 250L hot water system- New roof and guttering- 25,000L poly rainwater tank with multiple outlets around the property- External new window shutters and security screens - Irrigation system in place to maintain the established landscaped gardens and grounds- Benefit from a 3.5KW solar system - Expansive tiled covered outdoor entertaining area overlooking the in-ground saltwater pool with shade sail- Two separate sheds ideal for caravans, boats, trailers or workshop with additional storage- Shed one: 10m x 5m with coveted high roller door clearance- Shed two: 8m x 10m with double standard height roller door clearance- Both sheds are fitted with power, lighting and water access.- Established, mature landscaping surrounds the property

Don't miss the opportunity to inspect this immaculate, well appointed property that caters to every need of any age demographic! Contact Deborah Clarke today to arrange your private inspection on 0405 191 972.