

**40 Croydon Avenue, Currimundi, Qld 4551**

AMBER WERCHON

**Residential Land For Sale**

Monday, 27 May 2024

40 Croydon Avenue, Currimundi, Qld 4551

Area: 730 m2

Type: Residential Land



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## CONTACT AGENT

Amber Werchon Property presents to the market 40 Croydon Avenue, Currimundi. Properties beachside Currimundi are extremely sought after and rarely come up for sale, let alone vacant blocks of land, so this is an exciting opportunity for someone to create their own piece of paradise from the ground up, exactly the way they want it! From the block, you are a 450m walk to the stunning Currimundi Lake and approx 800m to the beach! Not only is the property walking distance to the lake and the beach, it is also directly opposite a recreational area and an excellent playground. The block is 730m<sup>2</sup> in size with a 20m frontage, making it versatile to accommodate for a range of building designs! Water, Power and sewerage is all ready to go for you as well as beautiful established trees to enjoy straight away. The Currimundi Lake provides an amazing lifestyle... grab your paddleboard and ride the tranquil water as the breathtaking sunset hits the lake. Throw a line in and catch some dinner, or sit back and relax while the kids play in the safe environment that the lake offers. There you will find a couple of cafés to grab a freshly squeezed juice, coffee, a cold beer and of course some hot chips to take and sit by the water's edge and soak up the sun and coastal breeze. The amazing Sunshine Coast coastal pathway also enables to take longer walks or bike rides along the beautiful coastline. One day walk to Moffat Beach and the next ride into Mooloolaba! Whilst remaining a quaint little beachside area, you are still just 800m away from the Currimundi Markets which has all the shops you could need. The block is also walking distance to the Currimundi State School. This location is truly the best of beach and convenience.