

41 Tulip Street, Cooroy, Qld 4563

House For Sale

Tuesday, 12 March 2024

41 Tulip Street, Cooroy, Qld 4563

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 766 m2

Type: House



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Offers Over \$799,000

This ultra-cute cottage-style home on generous sized 766m² block in a quiet established street just a short stroll to town, rail, and local high school; offers a charming entry level opportunity for a single or couple to invest in a slice of the vibrant Noosa hinterland township of Cooroy - and could also suit downsizers, land-bankers, and investors. The home itself comprises two bedrooms, modern bathroom, separate toilet, formal lounge, pleasant eat-in kitchen, sunroom with laundry facilities, and refurbished east facing back deck overlooking lush gardens. There is also a single drive-through carport adjacent to house and a powered shed with lights. Freshly painted externally and beautifully presented inside, it is quite the delight; hardwood timber floors, split system air-conditioning in lounge, gas cooktop, French doors to sunroom, ceiling fans, VJ panelling, and casement windows - are among the internal features. Current owners have invested significant time and capital in establishing an absolutely incredible edible garden, virtually a food forest! With an extensive variety of medicinal greens, fruit trees, and vegetable patches - from garden to table is very achievable; just put in a chicken pen and free range eggs can be added to the healthy, sustainable mix. The backyard is fully fenced, and its size may allow for the building of a granny flat (subject to council approval), so there is clear potential to value-add; there's so much more here than meets the eye, and what does meet the eye is truly lovely. With quick easy access to the highway and so close to town amenities including schooling, dining, golf, medical, retail, parks/playgrounds and more; plus 20 minutes to Noosa River and 25 minutes to Noosa Main Beach - the location is lifestyle-friendly in every sense. Immaculately presented with no money needing to be spent - this is a little gem with a big heart. Owners have taken exceptional pride in its upkeep, and you can feel the love. Looking for value, location, and character? Hello...here I am.

- Character-filled cottage on flat 766m²
- Immaculately maintained & presented
- 2 bedrooms, modern bathroom & kitchen
- Formal lounge + east-facing sunroom
- Refurbished rear deck with garden outlook
- Exterior freshly painted, hardwood floors
- Split system A/C in lounge, ceiling fans
- Single carport + powered SLUG/shed
- Land size - potential for granny flat (stca)
- Lush edible garden - herbs, fruit, veggies
- Walk to town, schools, rail, parks, golf
- Suit downsizer, investor, entry level buyer