

43 Flinders Lane, Maroochydore, Qld 4558

TOWN

Sold House

Friday, 17 November 2023

43 Flinders Lane, Maroochydore, Qld 4558

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 347 m2

Type: House



CRAIG MORRISON

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Contact agent

This well-located home has been custom designed to offer the perfect blend of residential and commercial space – live upstairs in comfort, style, and privacy, and run your business from the ground floor. Across two light-filled levels it comprises an air-conditioned self-contained 6.4x6.4 office space with street frontage and access on the lower level – along with a kitchenette, powder room, and north-facing courtyard. A lock-up garage with tandem parking and laundry facilities, plus adjacent tandem parking for a further two vehicles is access from the rear via MacLeay Lane. The upper level comprises four bedrooms, two bathrooms, quality modern kitchen, open plan living, study nook, and east facing covered balcony (also accessed from master bedroom); it is family sized and easy care, to minimise maintenance and maximise lifestyle. Features of the residence include high ceilings, timber look flooring in living, stainless steel appliances, gas cooktop, stone benches, soft close cabinetry, ducted air-conditioning, ceiling fans, separate bath and shower in main bathroom, dual vanities in ensuite, and generous storage. Each level is completely independent from the other so there is the opportunity to live upstairs and rent out commercial space under; or vice versa – run your business here and rent out upper level. It's very much a design for our times, where an increasing number of people are choosing to work from home, but still seek that separation. Located on the eastern side of Sunshine Cove, just 400-metres to the waterfront park and 140-metres to the boardwalk entry the gateway to kilometres of pedestrian and cycling tracks providing excellent connectivity around the Cove; there's no excuse not to keep fit and active close to home. Sunshine Plaza and the new Maroochy CBD are within walking distance, and it's less than 10 minutes to beaches, and only 15 minutes to the airport. We encourage investors and/or owner-occupiers seeking this type of property to contact us to find out more. It truly is an outstanding opportunity in a vibrant community.

Summary of features:-

- Dual level property – commercial space under, residential above
- Custom-designed to offer opportunity to live where you work
- Both levels fully self-contained providing genuine separation
- Blends efficiency of an office with the comforts of a home
- Ducted air-conditioning on upper level, split system in office
- Parking for four vehicles – access from rear MacLeay Lane
- Short walk to waterfront parks/playgrounds & boardwalk
- Walking distance to Sunshine Plaza and new Maroochy CBD
- Less than 10 mins drive to beaches, 13 mins to local airport
- Could suit investors or owner-occupiers running a business
- Vacant and ready to move in/lease