

# 44 Coronation Avenue, Golden Beach, Qld 4551



## House For Sale

Tuesday, 2 April 2024

44 Coronation Avenue, Golden Beach, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Yianni J. Mooney  
0420300977

## Offers Over \$939,000

Yianni Mooney Property proudly presents to the market 44 Coronation Avenue, Golden Beach. Are you looking for that ideal Real Estate investment? Do you want beachside living with only moments to the waters' edge, whilst earning solid income? We welcome you to 44 Coronation Avenue. Owner says sell now. Positioned in a quiet street in one of the most sought-after beach suburbs on the southern end of the Sunshine Coast, this popular and ever-growing location of Golden Beach is mere moments' walk to the beautiful turquoise waters of Pumicestone Passage and the local bustling shopping precinct, trendy cafes, restaurants, post office and medical facilities. Within just a short walk to the pristine sands of the Golden Beach Esplanade, you can enjoy BBQ's, picnics, family get togethers and take part in constant water activities. This charming, recently renovated beach shack, sitting on a huge flat 607sqm block, with almost 15m frontage, is just three streets back from the beach and provides a low maintenance lifestyle. Featuring a clever floor plan configuration of the main cottage residence with two well sized bedrooms, main bathroom, open plan kitchen, living and dining areas and separate laundry. Additionally, a purpose built, and self-contained granny flat features a good-sized living area, galley kitchen and bathroom. With new appliances and freshly painted, this property boasts a range of features, including timber flooring, air-conditioned lounge area, security screens and ceiling fans throughout. Also complimenting the property is an oversized carport at the front of the residence and two sheds at the rear. Create your permanent residence here or use as your own holiday getaway pad ... you will feel you are on holiday all year round. Golden Beach is fast becoming the area of choice for owner-occupiers and investors alike in search of prime properties to make their own home or utilise and enjoy great growth and fantastic rental yields. This could be a great financial decision to capitalise in this rare and highly sought-after growth area. Existing properties are constantly being renovated and this idyllic suburb brings a developing gentrification phase, with price growth forecast to continue. The Coastal Pathways are right at your doorstep, with endless meandering paths, enjoy leisurely walks to some of the best beaches on the southern end of the Sunshine Coast and conveniently located within easy access to parks, coastal bikeways, cafes, restaurants, entertainment venues and local shopping. Local transport and bus stops are within an easy walk. With strong demand for residential dwellings in this irreplaceable beachside location, this unique prospect for savvy buyers looking to reside, use as a holiday home or capitalise on great income is the perfect addition to any property portfolio. Utilise as the idyllic beachside holiday pad or even rent out and enjoy great income return on the two bedroom cottage, the granny flat or both – the choice is yours. Perfect for families with a teenager who wants their own space or maybe even for the in-laws. Don't miss this rare offering and extraordinary opportunity to enter the property market in sought-after Golden Beach. What we love about the property: - Rare Golden Beach opportunity - Main residence - two bedrooms, one bathroom, large kitchen, living area - Granny flat - galley kitchen, one bedroom, one bathroom - Recently renovated - Ceiling fans – split air-conditioning - Prime 607sqm block – just three streets from beach - Easy walk to shopping precinct, medical amenities - Oversized carport - two garden sheds - Enjoy great additional income - Good strong capital growth - 15 minutes\* to the Sunshine Coast University Hospital - 25 minutes\* to the Sunshine Coast Airport - 60 minutes\* to Brisbane International Airport. Should you require any further information, please call Yianni on 0420 300 977\* approximately. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.