

**46 Cassia Avenue, Coolum Beach, Qld 4573**



**House For Sale**

Friday, 24 May 2024

46 Cassia Avenue, Coolum Beach, Qld 4573

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 607 m2**

**Type: House**



**SARAH SINCLAIR**

0402462071

## Auction

Nestled in the heart of Coolum on a level 607sqm parcel, this single-storey home not only provides ample space and amenities for families to thrive but also presents a lucrative opportunity for investors or renovators seeking to capitalise on its potential for expansion and enhancement. Just a short walk to Coolum's stunning beach, our local primary school, and thriving business center, this is a home with everything buyers are looking for. Well maintained for over 25 years, the home features four bedrooms with built-ins, two bathrooms, a separate laundry, and a spacious open-plan kitchen, living, and dining room with ceiling fans and air-conditioning throughout. The master bedroom is separate from the rest of the house and has direct access to its own private outdoor patio. Fully fenced for pets with tropical easy-care gardens, the outside of the property features 2 tandem carports, an in-ground pool perfect for hot summer days, multiple undercover patios, two grassy yard spaces, and a generous lock-up, double-bay shed. There are multiple opportunities for easy upgrades on this home to make it your own and maximize value, or it can be easily lived in as is. Such a versatile and convenient property, 46 Cassia Avenue will appeal to a wide range of buyers – families looking for a quality home, downsizers chasing a single-level property in a central location, investors, or renovators looking for a quality product with potential to add value. Located in a highly sought-after and prime position in central Coolum, buyers will be spoiled for choice with convenience. Just a short level walk to town, Coolum State Primary School, and the beach, nothing is far from reach. Summary of features:- Single-level brick home on 607sqm- 4 bedrooms with built-in wardrobes- Detached master bedroom with private patio- Two tandem carport spaces and a lock-up double-bay shed- Spacious in-ground pool- Multiple outdoor patio spaces for entertaining- Fully fenced for pets- Separate laundry- Air conditioning and ceiling fans throughout- Prime central location, walking distance to Coolum's shops, beach, and school\*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.\*