

# 69 Anning Ave, Golden Beach, Qld 4551

## House For Sale

Thursday, 25 January 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Steve Venn

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## Contact Agent

Welcome to your opportunity to purchase this solid brick high set home just one roof top to the water's edge of the Pumicestone Passage in the highly desirable southern end of Golden Beach. The home features two bedrooms with ceiling fans plus an extra room that could be utilized as an office, a nursery or children's bedroom, an open plan kitchen, dining and living room and two bathrooms. The home really is a blank canvas and while perfectly liveable as is, there is plenty of opportunity to renovate and make improvements and underneath the carpet and lino you will find polished timber floors. The current owners have lived at the property for over 25 years raising their family and enjoying the peaceful location and close proximity to parks, playgrounds and barbeque facilities that they enjoyed with their children. The living and dining room is of an open plan and opens out to an undercover back veranda that overlooks the spacious back yard. The kitchen is in good condition, has an electric stove and oven and with plenty of bench and cupboard space. Your vehicles will be well catered for with a lock up garage that accommodates two cars in tandem on one side and a single vehicle on the other side. There is also ample space for extra cars, trailer or a boat. OUTSIDE· Big back yard with plenty of room to place a pool (subject to council approvals)· Block size of 546m<sup>2</sup> with some side access· Garden shed tucked away in the back corner· Just one house away from the pedestrian walkway to take you directly to the beach, parks and foreshore of the Pumicestone Passage· Triple lock up garage plus carport and ample room for a boat or van The start of the coastal pathway is a stone's throw away and whether you enjoy walking or cycling this scenic route is an ideal way to enjoy your daily exercise and continues north for many, many kilometres. The Golden Beach shopping village is only a few minutes away and is a popular place to get together with friends and enjoy several speciality coffee shops each offering a unique café experience. Plenty of options with a choice of shopping complexes, Medical Centres, Caloundra's CBD and an array of retail and restaurants are all at your fingertips. A great variety for entertainment from your local clubs including the Power Boat Club and the Caloundra RSL both offering the convenience of a courtesy bus. Pelican Waters Town Centre and Marina currently close to completion is only enhancing the area with high quality homes, new parks, sporting facilities and amenities making this neighbourhood highly desirable. This home will certainly impress those who inspect and due to current high interest and demand for Golden Beach property I would recommend you make your enquiry sooner rather than later and allow a full half hour to view the property and explore the surrounding area. Property Code: 10509