

7 Orama Avenue, Caloundra, Qld 4551



House For Sale

Saturday, 30 December 2023

7 Orama Avenue, Caloundra, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



Yianni J. Mooney
0420300977

For Sale

Yianni Mooney Property proudly presents to the market 7 Orama Avenue, Caloundra. The first time offered in 24 years, this tightly held location is the essence of a central beachside lifestyle. This is your chance to secure solid real estate in the residential hub of Caloundra. This solid two storey, three bedroom, two bathroom home, conveniently positioned in the heart of this beautiful southern Sunshine Coast beach suburb, comes complete with on-point timber flooring. Providing privacy and serenity, this delightful character residence is located within a short stroll to the bustling hub of the Caloundra CBD. The spacious kitchen is complimented with quality appliances and opens out over the main living and dining rooms over a huge, covered entertainment area. Enjoy time with friends and family - the perfect spot for entertaining all year round. Other features include split air-conditioning and fans throughout. This is the perfect family home and is within easy walk to local schools, sporting clubs and amenities. Offering all that Caloundra CBD has to offer, with retail shopping precinct, cafes, pristine beaches and wonderful entertainment options, all just a stroll away. Central Caloundra is fast becoming the area of choice for investors in search of prime properties to secure for solid future growth. This opportunity is the chance to secure in highly sought after central CBD Caloundra and is positioned ideally just metres from the 'Village Shopping Centre' Caloundra's attractions including surf clubs, bowls clubs, cinema, events centre, boutique shopping and dining. Add to this, the short stroll to our beautiful beaches, CBD, parks, cafés and with the nearby University Hospital now open, future planned development of the surrounding Health Precinct, \$20 Billion dollars of infrastructure underway and the growth of Caloundra South Urban Development Area, this property will be highly sought after. This southern Sunshine Coast beachside suburb is considered one of the fastest-growing regions in Australia - highly sought-after residential and investment location. With nothing to do but move in, this solid home offers an easy choice for those seeking the perfect beachside lifestyle within just moments to some of the best beaches the Sunshine Coast has to offer. A premium addition to any property portfolio. Don't miss the chance to secure such a spacious and stylish beach home in this highly sought-after coastal suburb. What we love about the property:

- Prime central Caloundra location
- Immaculately presented three bedroom residence
- Large undercover entertainment area off main living
- Beautiful timber flooring, shutters and blinds throughout
- Centrally located kitchen with loads of cupboard space
- Gas cooktop, LG under bench dishwasher
- Separate multi-purpose area
- Split air-conditioning, fans in all bedrooms
- Laundry on ground level
- Lock up car garage – additional carport at rear
- Easy stroll to trendy cafes and cosmopolitan restaurants
- Short walk to local schools, Caloundra CBD, local cinema
- 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.