

**8 Percy Ford Street, Cooee Bay, Qld 4703**



**Sold House**

Friday, 1 September 2023

8 Percy Ford Street, Cooee Bay, Qld 4703

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 799 m2**

**Type: House**

## Contact agent

This 3-bedroom highest 1950's home is only a hop, skip and short walk to highly sort after Cooee Bay beach for a refreshing swim and also to leave your footprints in the sand. Children there is a large park nearby, Daniel Park to kick a ball around or have a BBQ after your swim. Inside inspection a must to appreciate the design, layout and charm of this home. Upstairs is 3 bedrooms, 2 bathrooms, lounge, dining, kitchen and laundry and downstairs enclosed storage room with toilet. INVESTMENT OPPORTUNITY: Great rental investment or holiday letting home. Currently rented at 545pw to fixed term great tenants until October '23. The upstairs lounge room and dining have extra high featured ceilings which adds ambience and warmth to this renovated home. Enjoy a cool drink on your deck whilst taking in the ocean breezes. Large fenced 799m<sup>2</sup> level allotment ideal to build a large shed or to park your caravan PLUS boat. MAYBE add another small home on allotment (subject to council approval). COOEE BAY is one of the Capricorn Coasts most sort after suburbs. 3 Minutes' drive to Yeppoon CBD and a 6-minute drive to put your boat in at Rosslyn Bay Harbour. INSPECT, BUY AND MOVE INTO YOUR HOME IN OCTOBER.