

# 9 Coogera Court, Dundowran Beach, Qld 4655

CENTURY 21.

## Sold House

Thursday, 5 October 2023

9 Coogera Court, Dundowran Beach, Qld 4655

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 2289 m2

Type: House



Bronson Ross  
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**\$950,000**

Quality custom-built home in Dundowran Beach offering dual living potential with its five bedroom layout and two separate outdoor entertaining areas. The property boasts a North/South aspect capturing sea breezes and features ducted zoned air-conditioning for year-round comfort. Key Features:- Five bedrooms with ceiling fans and built-in wardrobes- Master bedroom features walk-in wardrobe and ensuite- Main bathroom with bath and separate shower- Open plan dining/living area off the kitchen- Separate living area adjacent to outdoor entertaining - Quality kitchen appliances plus plumbing provision for refrigerators - Ducted zoned reverse cycle air-conditioning throughout- Two outdoor decks - one includes built-in outdoor kitchen with Weber BBQ plus sink - Laundry room offers direct access to outside clothesline - Oversize double garage with high entry, internal access to home, storage/utility room - 12m x9m three bay shed with 3-phase power - ducted air-conditioned utility room with toilet - Side access for RVs/caravans/boats- Solar power system 5kw (approx.)- Elevated 2,289m<sup>2</sup> allotment with panoramic views- Current rental appraisal of \$800-\$850 per week- 10 minutes to Hervey Bay - 12 minutes to Toogoom - 30 minutes to Maryborough Boasting loads of potential with the front of the home currently achieving \$110 per night as an Air BNB. The large shed at the rear of the property offers a lined room and toilet making it perfect for a teenage retreat or if you want to work/run a business from home. Properties of this calibre rarely hit the market in this sought after location! Contact Bronson Ross to arrange your private inspection.