

# 9 Yakola Parade, Alexandra Headland, Qld 4572

CENTURY 21

## House For Sale

Tuesday, 27 February 2024

9 Yakola Parade, Alexandra Headland, Qld 4572

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rob Whiting  
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Damien Said  
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## Auction

High on the hill in a coveted Alexandra Headland neighbourhood, this double-storey family home is ready for renovation in a prime location. If you are a tradesperson or know someone to give you a hand, this home is perfectly positioned on its north-facing block to maximise elevation, ocean views, natural light, and cooling breezes. It has a self-contained granny flat on the ground floor and is also perfect for dual living. Across two levels, the home comprises four bedrooms, three bathrooms, two living areas, an expansive upper deck showcasing glorious leafy views across Alex Forest to the ocean, a kitchen plus kitchenette, a private rear terrace, under-deck entertaining area, separate laundry, and lock up garage plus carport. The floor plan is ultra family-friendly, offering good separation and great versatility – the self-contained ground floor with its own external entry could suit ageing parent(s), teenagers/tertiary students, guest accommodation, Airbnb for income, or even a work-from-home office/salon. Features of the home include easy-care tiled flooring in living rooms, ducted air-conditioning on the upper level and split-system air-conditioning on the ground level, ceiling fans, direct deck access from the master bedroom, dual showers in the ensuite, separate bath and shower in the family bathroom, security screens, skylight in kitchen, and 30 solar panels. On a low maintenance 607m<sup>2</sup> block – there is room at the front on the sunny northern side to put in a pool if desired, and any works done internally or externally on this property will value-add without any fear of overcapitalising in this blue-chip location. From here, you can walk down the hill through Alex Forest to the beach and surf club in just 10 minutes – go for a morning swim in the ocean and grab a coffee on the way home, then head back up the hill to your amazing deck for breakfast with a view! What about an afternoon surf and then an ice-cold beer at the surf club to finish the day; sound inviting? This could be your life. Located just a short drive to Mooloolaba and Maroochydore, 13 minutes to the airport, 11 minutes to the university, and 18 minutes to major hospitals – plus with quick, easy access to the Sunshine Motorway, this is Sunshine Coast central in every sense. This is your opportunity to secure not only a fabulous family home with sensational views, but a coastal lifestyle to savour. "RENOVATION ALERT"

Elevation, Ocean Views \* Dual living high on Alex Hill – walk through the forest to the beach\* Sweeping north to north-easterly views encompassing ocean\* 4 bedrooms, 3 bathrooms, 2 living areas, kitchen + kitchenette\* Expansive timber decking showcasing glorious leafy & sea vista\* Fully self-contained granny flat on ground level with own entry\* Could suit extended family, Airbnb, or home salon/business\* Ducted & split-system A/C + ceiling fans + gentle breezes\* Private terrace at rear, easy care 607m<sup>2</sup> block, room for a pool\* Large solar system – 30 panels, save \$\$\$ on electricity bills\* Minutes to Mooloolaba & Maroochydore, central coastal living!