

# 10 Marblewood Court, Cooroy, Qld 4563

## House For Sale

Wednesday, 19 June 2024

10 Marblewood Court, Cooroy, Qld 4563

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 652 m2**

**Type: House**



Kimberlea Eliot Krause

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## Offers Over \$995,000

This quality Ausmar build steel frame home, only four years old, still presents as new, and is tucked away at the end of a whisper quiet family-friendly cul-de-sac just footsteps to a fabulous park/playground, and walking distance to town and rail. Across a light-filled single level, the home comprises three bedrooms, two bathrooms, galley kitchen with butler's pantry, open plan living/dining flowing out to north-east facing wraparound patio, separate laundry, double lock up garage with 2.2-metre high clearance, plus gated side access to 6x7m powered shed. High square set ceilings, split system air-conditioning in living, stone benches, gas cooktop, Bosch electric oven, dishwasher in pantry, servery to patio, separate shower and bath in main bathroom, ceiling fans, crimsafe screen on front door, gas hot water, generous storage, and 6.5kW solar power - are some of this home's appealing features. Presentation absolutely sparkles, and there is nothing to spend - unless you want to put in a pool, and there's plenty of room for that! The block is flat and fully fenced, slightly elevated to maximise the benefit of gentle breezes, and the garden is nicely established, requiring minimal effort to maintain, and there's even a few fruit trees providing you with fresh produce. This is the type and style of home that is so popular with buyers - modern, functional, spacious yet low maintenance - with the living all on one level, you can buy today and stay here well into your retirement, no stairs, too easy! Located just a 10 minute walk into the bustling township of Cooroy and also walking distance to Cooroy Primary School; the convenience is exceptional, there is a walking path accessible from the enclave that takes you straight into town. You can be in Noosa in 25 minutes, and it's only five minutes to access the Bruce Highway. Purchase this stylish home today, and you can be well and truly settled in time to welcome spring and summer 2022...just imagine Christmas lunch on the deck after a morning at the beach, and maybe a game of backyard cricket afterwards, you can live the quintessential Aussie lifestyle right here! Welcome home.