

**13 Amarina Avenue, Mooloolaba, QLD, 4557**

PERRY COOPER

**House For Sale**

Thursday, 24 October 2024

13 Amarina Avenue, Mooloolaba, QLD, 4557

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ambre Perry & Lou Cooper

## **Sellers circumstances dictate the sale**

PerryCooper Property is proud to present 13 Amarina Avenue, Mooloolaba – a fantastic opportunity in a highly sought-after beachside location. This well-maintained home, complete with a separate studio, is zoned Medium Density, offering endless possibilities. Currently vacant and ready for immediate enjoyment, this unique property is perfect for those seeking versatility and potential.

With a bright, airy atmosphere, the home is freshly painted and features a functional layout, including an immaculate kitchen, a modern bathroom, and a sunny, level backyard that backs onto a large park area. Situated on a prime 607sqm block, it's just under 2km from Mooloolaba's stunning beaches, restaurants, and surf club. Ideal for both investors and homeowners, the property offers outstanding potential to be updated into a contemporary beachside family home or developed further (STCA).

- Separate studio, ideal for family/ extra income would rent for \$400 - \$450 per week
- Positioned in one of the Coast's most popular beachside locations
- Unlimited potential to add further value and capitalise on desirable location
- The main home offers three generous bedrooms all with new carpets and fans
- Well maintained flooring throughout, freshly painted, 10 solar panels
- Set on a level 607sqm private block with plenty of space to add a pool
- Under 2km flat walk or bike ride to Mooloolaba strip with beach and restaurants
- Opportunity for the savvy investor to secure a property in popular beachside locale
- Leave as is, or renovate and modernise into your perfect beachside home