

# 13 Warrack Street, Mount Coolum, Qld 4573

## House For Sale

Sunday, 30 June 2024

COOLUM BEACH REALTY  
your best friend in real estate

13 Warrack Street, Mount Coolum, Qld 4573

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Stuart Cook  
0488015784

**\$1,150,000+**

Wow! Wow! Wow! You need to see this! I promise you, when you meet me at this house, you will see why I am so excited about this listing! Here is why:- Huge Flyover Patio Roof for Outdoor Entertaining- Two Separate Private Outdoor Entertaining Areas (front & back)- Large Flat Grassed Yard for Kids & Dogs- Fully Fenced with Excellent Privacy - Borders a Natural Reserve (no neighbours behind) - North Side of Mount Coolum - Views from the Yard!- 1 Minute Walk to Warrack Park (playgym, flying fox, slide)- Two Separate Living Areas + Separate Dining Area- Large Two Way Bathroom with Double Vanities & Bathtub - Heaps of Renovations Completed - Ready to move into! - Large Master Bedroom Private and Separate from Other Rooms- Master Bedroom with Direct Access to Front Fenced Yard- Double Lock Up Garage with Internal Access - 7.1kw Wifi Air Conditioning System - 5kw Solar System, Hardwood Decking- Bosch Induction Cooking, DishwasherSee what I mean! This will sell quick! Here when ready to show you through!