

**15 Coorumbong Close, Mooloolaba, QLD, 4557**



**House For Sale**

Monday, 28 October 2024

15 Coorumbong Close, Mooloolaba, QLD, 4557

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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## Rare Waterfront Opportunity - Elegant Dual-Living, Income Earner

Auction on site 16th November 2024 unless sold prior

Set within the highly sought after Mooloolaba waterways, this elegant home offers a rarely found opportunity for not only an enviable waterfront lifestyle but also a dual-living, income-earning investment.

The moment you step into this home's wide front entranceway the eye is drawn to one of its standout features - the central pool courtyard. Bounded by the house on three sides, the pool, which is heated for year-round enjoyment, is overlooked by the elegant balconies of the master bedroom on one side and the billiard room on the other.

The open-plan living areas of this home are also oriented to make the most of a water view - with the billiard, kitchen, dining and lounge rooms all leading through to the expansive view of the canal offered by stacking glass doors that open wide for seamless indoor-outdoor enjoyment.

The central interior living space is also appealingly versatile, with large glass and timber doors that can be drawn across between the billiard room and the lounge-and-dining area if desired, separating those spaces while allowing the light and view to remain accessible.

The lounge room features a media alcove, fully equipped with a 75inch Panasonic TV with Bose sound system, that can be discreetly screened off from the main room. And for the home chef's pleasure there is a streamlined and beautifully appointed kitchen that opens via a servery into the dining area, equipped with stone-top sideboard, bar fridge and wine fridge.

There is no shortage of accommodation in this lovely residence; it boasts four bedrooms, plus a study:

- The master bedroom, overlooking the pool, has a sleek, modern ensuite, complete with deep spa bath and walk-in wardrobe.
- Bedroom Two has both internal and external access to the house, plus built-in wardrobe and ensuite.
- Bedroom Three and the well kitted out Study are serviced by the main bathroom, notable for its luxuriously large shower.
- And the final bedroom has been created as a fully self-contained Studio, with kitchenette, TV, ensuite and external access, perfect for visitors or as an income generating asset.

Currently this studio, offered as AirBnB accommodation for part of the year, brings in \$22K per annum, with scope to increase its availability and revenue.

Outside, this property features a spacious waterfront deck with nearby pizza oven, easy-care lawns and gardens, and it's own private jetty and pontoon.

Whether you are seeking a peaceful riverside ambience or are a boating or water recreation enthusiast, this home is beautifully presented both inside and out, and is move-in ready for waterside living.

Features:

- Located only minutes from the beach, local schools and shopping precinct
- Private Jetty and Pontoon
- Reverse-cycle air-conditioning and ceiling fans throughout, including in every bedroom
- Combustion fireplace in billiard room
- Wall mounted televisions in three bedrooms - master, studio and second bedroom
- Large laundry with abundant storage space
- Fully fenced with electric security gate
- Double carport adjacent to the house

- Large garden shed, plus additional shed and workshop adjoining the house
- Pizza Oven
- Mobile pool cover
- Raised veggie garden beds

This property is being sold by auction if not sold prior, therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

\*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.