

# 39 Captain Cook Parade, Deception Bay, Qld 4508



## House For Sale

Monday, 8 July 2024

39 Captain Cook Parade, Deception Bay, Qld 4508

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Ben Smith  
0735581094



Ben Campbell  
0735581094

## For Sale

There has never been a better time to acquire a fantastic investment opportunity for your portfolio with guaranteed rewards in the future. This adorable family cottage is nestled directly across from the water's edge and delivers so much potential, plus an impressive 607m<sup>2</sup> allotment. It has a classic layout with a spacious front sunroom with glimpses to the water through the trees, a spacious lounge and modest kitchen. There are three good-sized bedrooms making it suitable for families and a main bathroom. Outside is an impressive backyard with plenty of space to expand or add a pool (STCA) and there is lots of off-street parking available including ample room for weekend toys like a boat or caravan! There is also a tidy detached studio, extra storage or dream cubby house for the kids to break away. This is the kind of location that people look back and wish they had taken the opportunity to buy! In the future, this could be the site of a brilliant new home that captures bay views from the top level. This entire area is experiencing massive growth with lots of new attractions, parks and places for the kids to play scheduled for development soon! It is nearby Captain Cook Parade Park, Apex Park and playground just down the street, as well as the Deception Bay Dog Beach, various cafes, a public library and picnic spots all within walking distance. Aside from its easy connection to the waterfront, it is also moments from Woolworths and Coles, Zarraffa's Coffee, Aldi, IGA and takeaway stores. It's in the catchments for Deception Bay State School, Deception Bay State High School, and close to Christ the King Catholic Primary School and multiple private schools towards the Peninsula. It has easy access to the Bruce Highway, Sunshine Coast and Brisbane City! Speak to our team today! \*Please note the tenants belongings have been digitally removed from the photos. Disclaimer: In preparing this advertisement we have endeavoured to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.