

Unit 1/9 Maud Street, Caloundra, Qld 4551

Sold Duplex/Semi-detached

Friday, 27 October 2023



Unit 1/9 Maud Street, Caloundra, Qld 4551

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 166 m2

Type:

Duplex/Semi-detached



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\$575,000

Explore the enormous potential offered by this well-presented duplex and capitalise on both its location and potential rental returns. Enjoying all the peace and quiet of its ideal sought-after beachside location, this spacious 2-bedroom, 1 bathroom, 1 car accommodation home in charming central Caloundra has superb scope to personalise. A well-executed floorplan provides a well laid out kitchen, dining and living zones all which seamlessly connect to a generous covered courtyard and tranquil large private rear garden. The versatile floorplan offers two generous sized bedrooms, an independent laundry and toilet and single secure lock up garage. The well-maintained kitchen comes complete with breakfast bar and offers great cabinetry and cupboard space. Situated in a quiet location in stunning Caloundra, where Caloundra Shopping Centre, the Pumicestone Passage, Bulcock Beach, Football Fields, Outdoor Swimming Pool, Downtown Caloundra are all within a 5-minute walk. This property would be an excellent addition to any investor portfolio, perfect for downsizing or retirees looking for a sea change. Its proximity to amenities, cafes, public transport, and the beach makes this property an absolute must to inspect. Astute buyers and investors are encouraged to inspect this fantastic opportunity. Highlights include: Residence • 166m² • Two generous sized bedrooms • Ceiling fans throughout • Functional kitchen with ample cabinetry and cupboard space • Good sized living and dining spaces • Independent toilet • Direct access to a secure large garage • Split system air conditioning to main bedroom & living and dining zone • Screens to all windows and doors • Private covered courtyard • Large rear garden with side gate access to rear (room for boat/caravan) • Fully fenced • NBN Ready Complex • Secure and private • Well maintained gardens • low body corporate fees Facilities • 5-minute walk Caloundra Shopping Centre, the Pumicestone Passage, Bulcock Beach, Downtown Caloundra and City Library • 2-minute walk to the Caloundra Bowls Club • Boating, fishing and water sports on your doorstep • Close to primary & secondary school, public transport, Sunshine Coast Hospital and University Precincts & Caloundra Golf Club • Approx. an hour's drive to Brisbane and both the Domestic and International Airports • Perfectly located, approx. hour's drive from Brisbane and Noosa, and Approx. 30 minutes from both coastal and hinterland hotspots including Mooloolaba, Maroochydore, the Sunshine Coast Airport and Glass House Mountains. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.