

**Unit 2/36 Croydon Avenue, Currimundi, Qld 4551**



**Unit For Sale**

Wednesday, 17 April 2024

Unit 2/36 Croydon Avenue, Currimundi, Qld 4551

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Unit**



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## Offers over \$799,000

Perfect for downsizers, central to everything and offering position and style. This is a rare opportunity to purchase a classic low set, 3-bedroom, brick veneer, duplex home in the highly sought after Currimundi. East facing and positioned adjacent to Grahame Stewart Park, this character property presents timeless elegance and has been lovingly maintained by its current occupier and is appetizingly located just minutes from the surf and sand. The home features a secure entry gate and an impressive undercover front deck that captures the early morning sun and is an ideal size for holding memorable family gatherings. The interior of the home boasts quality ceramic tiles throughout, integrated living and dining spaces, generous kitchen and three bespoke bedrooms. The bathroom presents to the highest of standards and a rear undercover deck overlooks a superbly crafted rear garden. The home also provides a single lock up garage, independent laundry and toilet, generous amounts of storage space throughout and a driveway that can easily accommodate an additional vehicle. With the promise of a prestige lifestyle, privacy, and freedom this is your opportunity to secure a tranquil piece of tropical Queensland in an unbeatable Sunshine Coast location. Highlights include: Site • Beachside Currimundi • Level block of land • Adjacent to Grahame Stewart Park • Fully fenced • Low maintenance gardens • Large garden shed to rear Residence • Stylish interior • Spaciously laid out • Warm and welcoming • Kitchen, offers ample cabinetry and cupboard space • 3 generous sized bedrooms, 2 come with built in robes, ceiling fans and quality carpeting • Single car lock up garage with automated access • Independent laundry with great cupboard space • Ceiling fans • Roofed front and rear pergolas and well-maintained gardens • Fly screens to all external windows and doors • Split system air conditioning to living and dining spaces • 2kW solar • Secure and Private location Facilities • \*5-minute drive to Currimundi Shopping Centre and Dicky Beach • \*5-minute walk to Currimundi Bathing Reserve and Lake • \*2-minute walk to local shopping centre and the Currimundi Hotel • Direct access to Grahame Stewart Park and Dog Off Leash Area • Just minutes to Ann Street (one of the Sunshine Coast's premier surfing spots) • A short drive to the Sunshine Coasts largest "dog off leash beaches" • Boating, fishing and water sports on your doorstep • Close to education hubs, public transport, Sunshine Coast Hospital and University Precincts • 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. \*Approximately

**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.