

# lot 16/2 Olivine Street, Cooroy, QLD, 4563

## Unit For Sale

Friday, 30 August 2024

lot 16/2 Olivine Street, Cooroy, QLD, 4563

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Lock-and-Leave, Live-and-Love

Simplify your life in comfort and style with the purchase of this single level townhouse in a modern, gated complex of 16, within walking distance to town amenities including dining, shopping, parks, rail, and schooling.

Comprising two bedrooms both with walk-in robes, two fully tiled bathrooms, open plan living flowing out to a sunny grassy fenced courtyard and patio, well-equipped kitchen, and single lock-up garage with laundry facilities; it is the perfect size for a single or couple.

Hybrid timber-look flooring in living/kitchen, plush carpets in bedrooms, split system air-conditioner x 1, ceiling fans, stone benches, stainless steel appliances, gas cooktop, soft close cabinetry, direct patio access from master bedroom, and lockable garden shed - are all notable features that enhance value, appeal, and liveability.

The complex is pet-friendly (stbca) and wheelchair friendly; there is onsite visitor parking, well maintained gardens, and body corporate fees are low. Fellow residents are quiet and respectful of everyone's privacy, whilst also being friendly and welcoming.

Ultra-low maintenance it could suit a downsizer looking for a property that is easy to lock-and-leave when travelling; an investor seeking to expand their portfolio (current rent appraisal at \$600 per week); or an entry level buyer wanting to get off the rental treadmill and start building equity in a property of their own.

So close to town, you could live here without a car (if desired) and walk everywhere - the convenience is exceptional, yet you are still tucked away from major traffic noise. Enjoy a cold brew at the local brewery, a game of lawn bowls, a round of golf, some boutique retail therapy, and take the grandchildren to the adventure playground - when it's time for the bright lights of the city, catch a train to Brisbane for some urban fun and shenanigans!

Noosa River is a 15 minute drive for boating/fishing and dining along Gympie Terrace, and it's 25 minutes to Laguna Bay for a swim in the ocean and a meander around Hastings Street; if you appreciate beautiful gardens and nature, pack a picnic and head to nearby Noosa Botanic Gardens on the shores of Lake MacDonald. Sound inviting?

Priced to sell in this active market that shows no sign of slowing down; and vacant and move-in or rent-ready, this one is will FLY!

- Immaculate single level townhouse in complex of 16
- Ultra-convenient, walk to town, schools, rail, parks
- 2 bedrooms - both with walk-in-wardrobes & fans
- 2 fully tiled bathrooms, open plan air-conditioned living
- Modern kitchen with stone benches & gas cooktop
- Covered patio overlooking fenced grassy courtyard
- SLUG with laundry facilities, lockable garden shed
- Pet-friendly, wheelchair-friendly, low body corporate
- Vacant & ready to move straight into or rent out
- Could suit entry level buyers, investors, & downsizers