



25 Fairway Close, Mount Coolum



## Fairway dreaming...

If the idea of a home close enough to walk your clubs to the first tee appeals, or you would simply like some peace, privacy and room around you then this home is well worth a look. Situated one street from the Mount Coolum golf course in a quiet cul-de-sac on an elevated 740 m<sup>2</sup> section, this home is as good as the day it was built. Thanks to a recent and complete make over it now also offers plenty in the way of quality modern inclusions.

- 3 bedrooms, 2-way bathroom and separate powder room
- Open lounge dining plus separate family/casual living
- Stone benchtops/quality appliances & walk-in pantry to kitchen
- Connecting covered outdoor entertainment area
- Air-conditioning to living areas and main bedroom
- Newly updated carpet, fans, window furnishings & decor
- Crim-safe security screens for breezes day & night
- Solar tinted windows and 1.65KW grid connected solar power
- Electric doors to internal double garage (fully lined)
- Workshop could easily double as a study or home office
- Separate laundry and good storage throughout
- Fenced 740sqm block with views to Mount Coolum
- Decorative/non-slip finish applied to concrete pathways

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2543
<b>Land Area</b>	740 m <sup>2</sup>
<b>Floor Area</b>	157.93 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
07 5448 7700



- Low maintenance established gardens for complete privacy

Family friendly park opposite, and ten minutes on your push bike to the beach/IGA shopping centre makes it easy to enjoy this location. When you're at home the view of Mount Coolum is perfectly framed from the backyard providing a majestic outlook for entertaining outdoors. The combination of energy smart features and stylish finishes make this home as economical as it is comfortable. Why wait?

#### Investment information

Estimated permanent rental: \$570pw

Rates & water charges: approx. \$3150/year (combined)

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