

Sold



76 Yandina Coolum Road, Coolum Beach



Prefer beach walks instead of long drives?

Around 750m from the Coolum Beach Surf Club and buzz of the esplanade means you can park the car for the weekend and walk to everything that makes this area great. Recent works to the house also mean a comfortable 3 bedroom + study home with plenty of scope to add even more value down the line in a sought after location.

- 3 bedroom + family room/office, 2 bathrooms, separate lounge/dining
- Newly redecorated including paint, quality flooring and window furnishings
- Covered outdoor entertainment area and separate single garage/workshop
- Family/rumpus room could double as a large home office or study
- Original kitchen and bathrooms still in excellent condition/fully serviceable
- Green space adjacent & opposite provide an open outlook from most rooms
- Set back from the street, wide footpath and established trees surround
- Low maintenance brick exterior. Fenced 607sqm block ideal for family & pets
- 10 minutes walk to the patrolled surf beach, school, shops and restaurants
- Public transport in the street and 20 minutes drive to Noosa or Maroochydore

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Price	SOLD
Property Type	Residential
Property ID	2554
Land Area	607 m ²
Floor Area	149 m ²

Agent Details

Tony Brown - 0411074022

Office Details

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The unique layout of this home makes it ideal for an extended family, long term guests or rent a room to supplement the mortgage. A home base business would

also do well in this location. Traditional size 607sqm block siding onto Council owned green space provides an open feel as well as potential side access to the single garage out back. Rare opportunity to secure a central Coolum address at a price you can afford.

Investment information:

Rates & water charges: Approx. \$3150/year

Estimated permanent rental return: \$500/week

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