



72 Toolga Street, Mount Coolum



### Make me shine again!

Situated on a full size 640sqm block in easy reach of beaches, local shopping and just 10 minutes drive to the buzz of Coolum Esplanade. This cottage Queenslander has plenty to offer and is ready for a new lease on life. Original timber floors, high ceilings and unique design attributes means any work you do here is sure to pay off.

- 3 bed + study. Open living off kitchen and connecting covered verandah
- Original polished timber floors, high ceilings and irreplaceable character
- Large 640sqm block with established trees and plenty of fenced yard
- Oversize single garage under with potential to build in storage/workshop
- High-set home opens possibilities to build in under to create more home
- 600m to IGA shopping centre and cafes. 1.5km to the surf Beach
- National park and dune reserve surround this unique location
- A renovation in this sought after position offers unlimited possibilities

The combination of the open living area and covered verandah is a great start, though there's still plenty of room on the land to do more. This end of the street is well away from any main road offering the unrivalled peace and privacy that Mount Coolum has become so well known for. If you have a trade background or simply some vision and aren't afraid of hard work this property could be the opportunity

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|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 2846        |
| <b>Land Area</b>     | 640 m2      |
| <b>Floor Area</b>    | 130.06 m2   |

#### Agent Details

Tony Brown - 0411074022

#### Office Details

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you've been waiting for.

Investment information:

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

Estimated permanent rental return: \$400/week (higher once renovated)

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