



9 Hilltop Cres, Coolum Beach



## The air up there

Perched high on the ridge this home offers a perfect sea to sky view across Yaroomba to Mount Coolum. The air is refined up here. Everything looks sharper, more peaceful and from cargo ships to whales there is always something happening out on the water. On a clear day you can see from Morton Island to the Glasshouse Mountains.

- Designer pole home (enter at street level)
- Stunning ocean and hinterland views
- Large open living & wide connecting verandah
- Well appointed kitchen/great storage throughout
- Oversized master suite, purpose built office
- Dual vanity ensuite & walk in robe to main bed
- Polished timber floors and high ceilings
- Ducted air-conditioning & vacuum maid
- Ceiling fans/built in wardrobes
- Hillside 756sqm block could be terraced
- Sturdy steel pole and frame design
- 5,000L water tank, 1.5Kw Solar PV
- Energy efficient gas cooking & hot water
- 2km to the patrolled surf beach & esplanade
- Just 25 elevated home sites in the street

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1685
<b>Land Area</b>	756 m2
<b>Floor Area</b>	269.41 m2

### Agent Details

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### Office Details

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- Very private setting. Constant sea breeze
- Internal double garage with work bench
- Alarm system. Cat 5 data cable to every room
- Designed to incorporate more living under

Hilltop Crescent is a very short street in possibly the most secluded settings in the greater Coolum area. Up here there's always a sea breeze and plenty of visiting bird and wildlife. If you are seeking peace and privacy though don't want to be too far from all the action of Coolum Esplanade then this property has plenty to offer.

Investment information:

Estimated Permanent Rental Return: \$630/week

Rates & Water: Approx. \$3200/year

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