



12 Springfield Ave, Coolum Beach



Walk to beach water frontage

Fronting Stumers creek and just 6 houses from the beach means this is a lifestyle opportunity like no other. Apart from the stunning water views and five minute walk to the surf, the other stand out feature here is the home itself. The newer additions blend perfectly with the original home creating the ultimate hipster beach retreat. Built in two sections with a connecting covered deck. Downstairs the home studio/entertainment room/rumpus could easily be converted to an air bnb or ultimate weekend retreat. Really the choice is yours. With it's own entry and the addition of some privacy fencing there are plenty of ways this section of the home could be utilised.

- Fish off your very own private dock
- Super groovy 1960's original beach house
- Modern parents retreat and separate studio
- Pavilion style additions for breezes & light
- Main house 3 guest beds + master suite
- Studio has kitchenette, wc & outdoor shower
- Easy convert to granny flat or airbnb
- Timber floors, high ceilings & large deck
- Ceiling fans and air-conditioning
- Established low maintenance gardens

5 3 2 852 m2

Price	SOLD
Property Type	Residential
Property ID	2538
Land Area	852 m2
Floor Area	250.83 m2

Agent Details

Tony Brown - 0411074022

Office Details

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



- Big trees, northerly aspect onto the water
- Private timber jetty, lake house like feel
- Fenced 852sqm block ideal for family & pets
- 5 minute walk to beach, shops & restaurants
- Park and dog beach at the end of the road
- No neighbours behind, very private setting
- Endless summer holiday feel indoors & out

An 852sqm block is hard enough to come by in a semi-rural area. To find land of this size in a beachfront precinct is definitely rare. There's enough space here for future development or to simply guarantee your peace and privacy forever. This property really does offer the ultimate sanctuary from today's frantic pace. Offering a great home now and plenty of opportunities down the track, this is a chance to make an investment in your future that you might actually enjoy.

Investment information:

Estimated permanent rental return: \$700pw (\$36,400pa)

Rates & Water: Approx. \$3250/year

Auction onsite 12pm 14 April 2018

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