



5 Cycas St, Marcoola



## Beach beat

If you're looking to change the rhythm of life to something a little more coastal, then this property is a foot in the door to one of the most sought-after beachside precincts on the Sunshine Coast. Located in an area surrounded by dune and conservation reserve, this home is move in ready and offers a blank canvas for a future dream beach house renovation.

- 3 bedroom/1 bathroom low-set home in a quiet cul-de-sac
- Air-conditioning to open living and main bedroom
- Plantation shutters for total control of sun & sea breezes
- Skylights make the most of natural light throughout the home
- Filtered tap water to kitchen. Security insect screens and ceiling fans
- 2x carport. Remote controlled electric door. Second toilet in garage
- 400m to beach entry. Level/easy walk to parks, shops and cafes
- 5 minute walk to Friday night food & Saturday farmer's market
- Artesian bore and reticulated gardens. Water tank & tool shed
- Low maintenance brick exterior. Colorbond roofing
- Side access for boat/caravan. Room for a large shed/pool

A village atmosphere in every sense. Wide streets, fewer homes, and room to stretch out and relax. 5 minute walk to the licenced surf club, cafes and local shops. 15 minutes in the car to Maroochydore's bustling CBD. Sleep to the sound of the surf,

🛏 3 🗺 1 🚗 2 📏 547m<sup>2</sup>

<b>Price</b>	SOLD for \$970,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2966
<b>Land Area</b>	547 m <sup>2</sup>
<b>Floor Area</b>	150 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

Michael Crichton - 0448 799 178

### Office Details

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



then wake up to a walk on the beach and a swim before work. If the sea change is calling you, then turn up the volume on this one.

Rental and rates information-

Permanent rental estimate: \$600/week

Council rates & water charges: Approx \$3400/year (combined)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.