

Sold

1 Katie Cl, Coolum Beach



## Best part of town

Anyone living in this part of Coolum will tell you there's no other place to be. 4 minutes-walk to Woolworths shopping centre, not much further to school, and on beach days just 1.4km to the Surf Club. Edith Place Park opposite is not only a gateway to all these places. The green space visual amenity, and low density feel it provides is unique to this location.

If a quality home is equally as important, this property shines above most. Carefully cared for by the existing owners for almost twenty years. Renovations indoors and out also mean there's nothing to do but move in and enjoy this enviable coastal lifestyle.

Updated kitchen, bathrooms, flooring and decore has brought this home right up to date. The best parts of the original build are there too. Generous room sizes, open and separated living, outdoor entertainment area and poolside deck. If you've been holding back for the right home, now might be the time to make your move to Coolum Beach.

Property brief:

4 bedrooms/2 bathrooms/2 x garage

Walk in robe to large master suite

Formal lounge. Casual meals/family area

Multi-zoned ducted air-conditioning

4 2 2 702 m2

**Price** SOLD for \$1,350,000

**Property Type** Residential

**Property ID** 3080

**Land Area** 702 m2

**Floor Area** 248 m2

## Agent Details

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## Office Details

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maroochy north shore Realty

Ceiling fans and built in wardrobes  
Stone worksurfaces to kitchen  
Large pantry and integrated storage  
Updated bathroom and ensuite  
New flooring, paint and decore  
Internal 2x garage. Remote/electric door  
Multi-purpose room/suit home business  
Energy efficient lighting and 5kw solar  
Large 10m x 4.5m swimming pool  
Canter levered 4m shade umbrella  
Established low-maintenance garden  
Full roof restoration and repaint  
Fenced 702sqm block opposite the park

Rates and rental information-

Council rates and unity water charges (approx.. combined): \$3600/year

Permanent rental appraisal: \$880/week

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