



## Size and location

Expansive, one of a kind apartment in the heart of Coolum. Brokered as part of the original landowner's wishes when Clayton's of Coolum was first developed in the 1990's. It remains one of the largest apartments in Coolum, offering versatile house size living in the village centre.

An updated stone kitchen is the focal point of the open plan living, connecting guests with hosts and plenty of room for large occasions. The separate media room is another full-size living area offering space for family, or simply a comfortable place to enjoy a book or movie at home. Oversized master suite (private bathroom) and generous wardrobe space easily accommodates larger furniture. Guest bedrooms are a great size, and there's a multitude of integrated storage throughout the home.

The main living area flows onto a north facing balcony perfectly positioned for warm winter sun and cool summer breezes. The apartment's size means a balcony wide enough for furniture and connection to a bedroom via sliding doors. There's a separate rear terrace too, with enough under cover area for a large outdoor setting, day bed and more

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### Price

Auction on-site 12pm 16 August

### Property Type

Residential

**Property ID** 3170

**Floor Area** 260 m2

### Auction

Saturday 16 August, 12:00 PM

### Inspection Times

Sat 19 Jul, 10:00 AM - 10:30 AM

Wed 23 Jul, 4:30 PM - 5:15 PM

Sat 26 Jul, 10:00 AM - 10:30 AM

Wed 30 Jul, 4:30 PM - 5:15 PM

Sat 02 Aug, 10:00 AM - 10:30 AM

Wed 06 Aug, 4:30 PM - 5:15 PM

day sea and more.

The other surprise here is the garaging. Double bay plus single bay completely sectioned off by internal garage doors within the building's secure parking enclosure. All larger than standard with high ceilings leaving room for jet skis, cars, collectables and more. One of the bays is lined with a separate office offering a work from home opportunity and more storage/workshop space than most full-size houses on land.

While the home itself is like no other, the location is just as impressive. 3 minutes walk and your immersed in the buzz of esplanade shops and restaurants, then cross the street to the beach and licensed surf club. Even though everything is so close, the elevated position one street from the front means you can enjoy all the action Coolum has to offer, then return home to total peace and privacy.

The original land owner knew the benefits of this position. By working with the developer from day one came up with a property that's perfectly aligned with the Coolum lifestyle.

A spacious holiday home with room for extended family, a comfortable full-time residence, or perhaps you need space for collectable cars and artwork.

This property is an incredible one-off opportunity. If Coolum has been on your radar, then it's time to make this home your new beachside companion.

Property brief:

3 bedrooms, 2 bath, 2 living areas, 3 car garage  
House size floor space. 4 minute walk to beach  
Open plan living, wide connecting balcony  
Separate media/lounge room/second living area  
Custom granite kitchen. Ergonomic drawers/fittings  
Rear terrace for outdoor furniture or day bed  
Large rooms. Integrated storage throughout  
Oversized master suite with private bathroom  
Northerly aspect. Winter sun and ocean breezes  
Air-conditioned, fans & security insect screens  
3 car garages separate to main secure parking area  
Easy access to the pool. Quiet, private location  
First floor. One-off design/layout and inclusions  
3 min walk to a selection of cafes/licensed venues  
650m to Coles shopping centre and medical services  
Small complex of just 7 units in the heart of Coolum  
Body Corp - \$8,837.01 per year  
Current rent appraisal -\$980 per week

Sat 09 Aug, 10:00 AM - 10:30 AM

Wed 13 Aug, 4:30 PM - 5:15 PM

Sat 16 Aug, 11:30 AM - 12:00 PM

### 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



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.