

Just Listed



Unit 3, 3 Wales Ct, Mount Coolum



Ocean and mountain harmony

The National Park at the end of the street provides peace, quiet and an awe-inspiring view of the Mountain. A 15-minute walk in the other direction gets you to the Yaroomba Foreshore dune entry meaning a surf or a walk on the beach can become a daily event.

Open plan living offers a variety of furniture options, and the connecting covered outdoor entertainment area is an ideal space for get-togethers, or just somewhere to put your feet up on a quiet day at home. 3 bedrooms and two bathrooms means space for family, guests or the perfect work from home office with a garden view.

Recent improvements include air-conditioning and newly renovated ensuite. The rest of the property is move in ready with the opportunity to make your mark or add value down the line. End unit furthest from the street ticks the box for a quiet, secure home. It also means an oversized courtyard, room for children, pets or the dream garden. Self-managed Body Corp means more say and very low fees (includes building insurance).

Wales Court is a short cul-de-sac with many long-term residents and a real sense of community. This unit is part of a small complex of three with two permanent neighbours, making it the perfect fit for someone seeking low maintenance, while still retaining privacy and control over their own home. Whether you're looking to

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Price	Offers over \$850,000
Property Type	Residential
Property ID	3196
Floor Area	142 m2

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downsize to the lifestyle you deserve or just want to get a foothold in the Mount Coolum area, this property is a must see.

Property brief:

3 bedrooms, 2 bathrooms, 1x garage
End unit. Large, fenced private courtyard
Open living, connecting covered pergola
Stunning outlook onto Mount Coolum
Built in wardrobes. Renovated ensuite
Ceiling fans and air-conditioning
Powder room. Plenty of storage
Security insect screens for breezes
Convenient internal access to garage
Remote/electric garage door
Walk to IGA shopping/medical centre
1.2km level walk/cycle to beach
25 minutes to Maroochydore/Noosa
2 Golf Courses and hiking trails nearby
Small complex of 3 units. Visitor parking
Self-managed Body Corp (very low fees)
Separate water meters/full bill control

Rates and rental information:

Council rates & unity water:

Approx \$3600/year (combined)

Rental appraisal: \$680/week

Body Corporate: \$2430/year

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