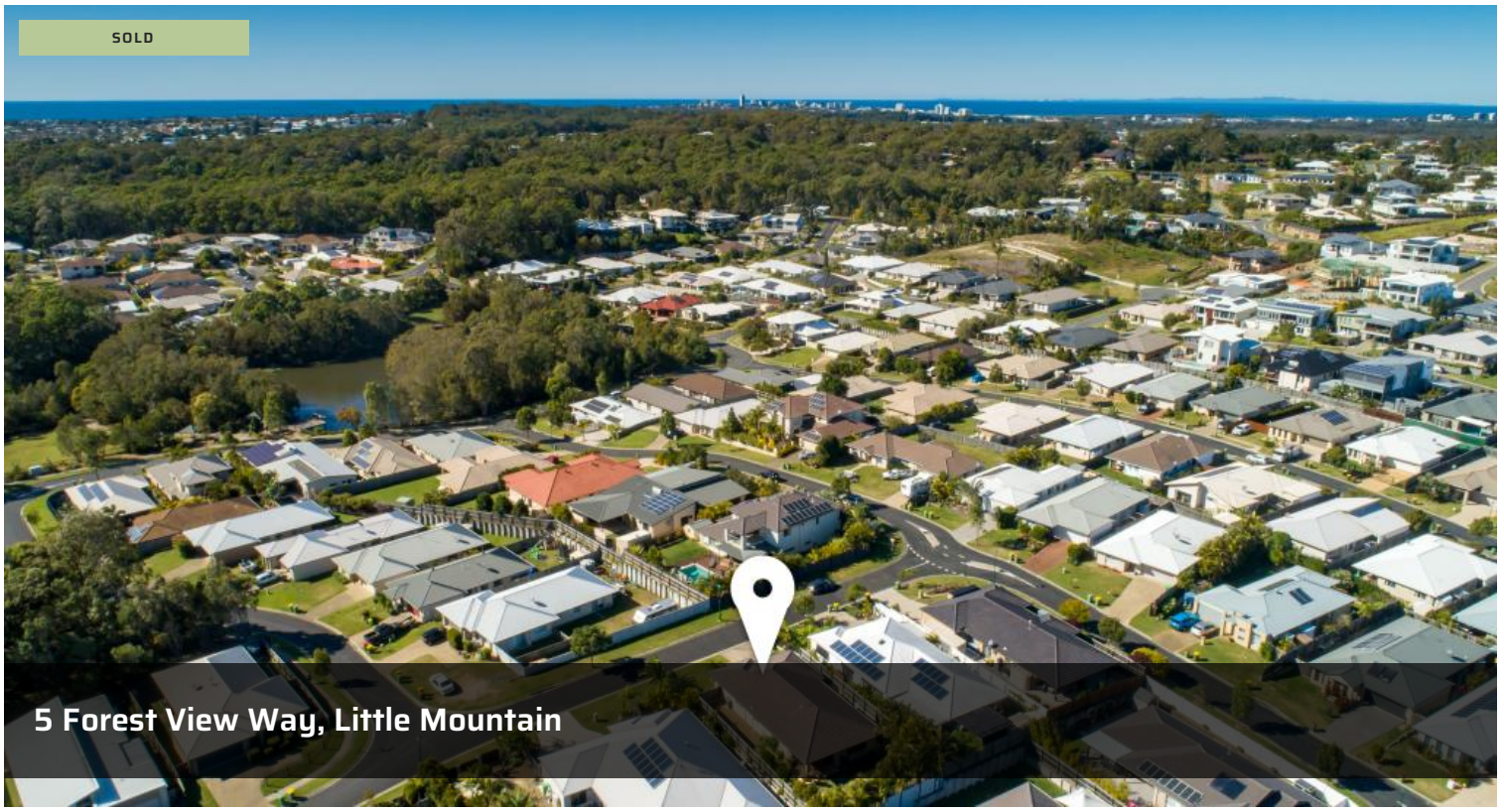








## Effortless Living in Little Mountain!

3 2 2 465m2

This immaculate brick and tile home in popular Little Mountain, offers effortless living just a short drive to local schools, Caloundra CBD, and some of the region's most spectacular beaches; low maintenance inside and out, you'll have more time to visit them too!

With single level living enhancing functionality and connectivity, and the home comprises three bedrooms, two bathrooms, two separate living areas, modern kitchen with walk-in pantry, covered patio, and double lock-up garage with laundry, plus gated side access on a fenced 465m2.

Well-cared for by its original owners, features include air-conditioning in main living, ceiling fans, stone benches, 900mm gas cooktop and oven, stainless steel dishwasher, separate shower and bath in main bathroom, external patio access from master bedroom, and large linen press.

| | |
|---|---|
| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 1435 |
| **Land Area** | 465 m2 |

**Agent Details**

**Office Details**

Code Property Group
9/15 Nicklin Way Minyama,
QLD, 4575 Australia
07 5438 3444

code
PROPERTY GROUP

The gardens are pristine, and very child and pet friendly, and there is room for a pool, if desired. You can sit out on the patio with a cuppa and something delicious and keep an eye on the kids whilst they play outside and soak up some sunshine and fresh air. At wine o'clock, the patio is the perfect spot for a sundowner (or two); and of course, the good old Aussie weekend BBQ will be alive and well here.

Located in a quiet loop street, with neighbourhood traffic only; this is a safe, friendly place to live and raise a family. The local IGA is a three-minute drive or 15-minute flat walk, Ivadale Family Park and lake is a 10-minute walk, and local schools such as Meridan State College, Talara Primary College, and Unity College are in close proximity.

Access to Sugar Bag Road connecting you to the CBD in just 10 minutes is quick and easy, and its just a few minutes' drive to Caloundra Road connecting you to M1 to Brisbane.

Buyers in the market for a well-located solid investment property, or a delightful place to anchor down and call home, should hurry to inspect. Little Mountain is always in demand, people love living here, and you'll see why!

• Pristine brick and tile home on 465m2
• 3 bedrooms, 2 bathrooms, 2 living areas
• Kitchen with gas cooking & stone benches
• Covered rear patio perfect spot for BBQ's
• DLUG + gated side access for trailer
• Air-conditioning in main living + fans
• Effortless to maintain inside and out
• Close to local shops, parks, & schools
• Just 10 mins to CBD & stunning beaches

*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.*