

Sold



9, 27 Rawson Street, Caloundra West



## IT COULDN'T BE EASIER!

This immaculate single level townhouse in 'Tanna Villas' boasts a prized northern aspect filling its interior with natural light; and is perfectly located opposite an expansive park with playground, plus just a short stroll to local shops, public transport, and Unity College.

An ideal size for a single or couple; it comprises two double sized bedrooms, two bathrooms, open plan living and dining, pleasant kitchen, north facing covered patio, single lock up garage with laundry, plus adjacent onsite parking.

Air-conditioning in living, ceiling fans in bedrooms, floor to ceiling tiles in bathrooms, separate bath and shower in main bathroom, stainless steel appliances, quality window furnishings, rainwater tank, and fully fenced grassy courtyard suitable for small children and pets to play; are features of note.

Whether sitting out on the patio sipping on a cup of freshly brewed

2 2 2 111 m2

Price	SOLD
Property Type	Residential
Property ID	1460
Land Area	111 m2

### AGENT DETAILS

Matt Glynn - 0404 315 066

### OFFICE DETAILS

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



coffee as you plan your day, or relaxing after work with a sundowner (or two); the patio is a delightful space for just chilling with a few friends over a drinks and a BBQ. This is the very essence of effortless, desirable Sunshine Coast living.

Located just a few minutes' walk to Bellvista IGA and tavern, as well as other local amenities; plus just 12-minutes' drive to CBD and beaches - you can embrace all that Caloundra has to offer including race course, golf clubs, aquatic centre, cinemas, world-class dining, and more...just 5-15 minutes from your front door.

Entry level buyers, downsizers and investors - should hurry to secure this one; investor owner will meet market to secure a quick sale. Don't miss out.

- Easy living never looked so good
- Immaculate single level townhouse
- North-facing, filled with natural light
- 2 large bedrooms, 2 bathrooms
- Open plan living, quality kitchen
- Covered patio, fenced grassy yard
- Single lockup garage + adjacent onsite parking
- Opposite park and playground
- Walk to shops, tavern, Unity College
- Just 12-minutes to CBD & beaches
- Entry level buying or investing
- Owner ready to sign contract today!

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