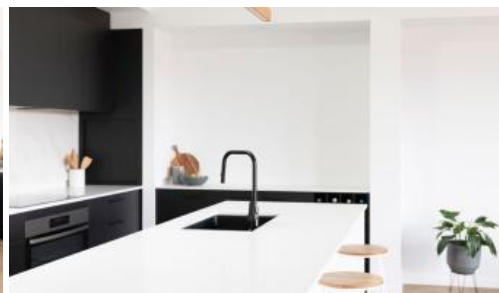


SOLD

49 Flinders Lane, Maroochydore



## Live Where You Work - Love Where You Live!

This ultra-chic, sleek designer home well-located right in the heart of the Sunshine Cove precinct, offers stylish, elegant contemporary living across two levels with option to work from home in the 45 square metre commercial/office space or generate income via commercial tenancy.

Altogether the residence comprises four bedrooms, two bathrooms plus powder room, open plan living flowing out to north-east facing upper balcony, separate laundry, a double car lock up garage (tandem) plus an additional single lockup garage, and the home office/commercial shopfront in street facing position on ground floor.

In addition to the floor plan facilitating the opportunity to run a home business or lease the space - there are also two bedrooms on the ground floor that could possibly also generate an income via Airbnb (or similar), whilst you live (or rent out) upstairs.

 4  2  3  225 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1629
<b>Land Area</b>	225 m <sup>2</sup>

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

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

**code**  
PROPERTY GROUP

Ducted air-conditioning upstairs and split system downstairs, high raked ceilings in kitchen and lounge, stone benches, premium appliances, soft close cabinetry, generous storage, dual shower, and dual vanities in ensuite, built-in wall seat on deck, and custom-made Victoria Ash timber staircase and bathroom vanity tops as well as stunning pendant light in kitchen; are all features that enhance aesthetic appeal as well as comfort and value.

Near brand new - there is nothing needing to be spent, presentation absolutely sparkles inside and out, and on a 225m2 block there is no outdoor maintenance; maximising your spare time to get out there and explore all the attractions so close to home.

Only 300 metres to Aldi, and a 15-20-minute flat walk to Sunshine Plaza and new emerging SunCentral CBD; the location is prime, and there is good pedestrian and traffic exposure for any business signing/branding on the office.

This is a design for our times, inspired and forward thinking. Contact agent to express your interest.

- Contemporary, elegant, inspired
- Near new designer home
- Prime Sunshine Cove location
- Mixed-use residence - 2 levels
- 4 bedrooms, 2.5 bathrooms
- Open plan living & dining
- North-east facing upper balcony
- Sleek quality galley kitchen
- 45sqmetre commercial space
- Lockup garages for 3 vehicles
- High-end fixtures & fittings
- No maintenance 225m2 block
- Walk to Plaza, new CBD, Aldi
- Work from home or rent space

- Inspired, forward thinking & living

*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.*