

Sold

323 Main Road, Kuluin



## CHARM, SPACE, GRACE!

This Queenslander-style weatherboard home has been tastefully renovated throughout. Set back on a fully fenced parklike half-acre parcel of land within walking distance to local primary school, parks, supermarkets, and shops.

The main home is a classic Queenslander-style with wide verandas; and comprises three bedrooms, stunning updated bathroom, tastefully modernised kitchen, and open plan living/ dining; adjacent to the home is a two-bedroom granny flat with bathroom, kitchen, and deck, plus a double lock up garage with storage/laundry, and a double carport.

Freshly painted throughout, presentation absolutely shines, and features include pine timber flooring, ceiling fans, split system air-conditioning, 900mm oven, gas cooktop, stone benches, external plantation shutters, bay-window seat in lounge, 14m inground salt-chlorinated pool with new coping tiles and new equipment, new

5 2 4 2,163 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	1663
Land Area	2,163 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



wiring, new guttering, re-screwed roof, new blinds, new front fencing, 6kW solar with inverter, and garden shed.

North facing, the home is light filled and showcases delightful views from the front verandah to Mount Ninderry; the gardens are landscaped and manicured, and there is a cosy firepit area to toast marshmallows under the stars, as well as a veggie patch. The cute white picket fence sets the tone for what is a thoroughly gracious property inside and out.

Meticulously maintained and cared for, there is no immediate money needing to be spent, and the granny flat also provides income generation opportunities via permanent rental or Airbnb; it's also ideal to house guests or extended family.

There is a very semi-rural ambience here, yet this amazing property is in the heart of Kuluin, is only 5-10 minutes to major amenities including Sunshine Plaza, SunCentral CBD, Maroochy River, Maroochydore Main Beach, and Sunshine Coast Airport.

If you love a home with character and warmth and need some extra space inside and out - this is a 'stand out'. Many will be interested, only one can own; act immediately, this is indeed special.

- Queenslander-style home on half an acre
- Parklike fully fenced grounds, private & flat
- 5 bedrooms, 2 bathrooms, 2 kitchens, 2 living
- Wide hardwood verandahs - views to Mt Ninderry
- Tastefully & extensively renovated throughout
- Freshly painted, new wiring, new guttering
- Pine timber flooring, bay window with built-in seat
- 14m inground pool - perfect for lap swimming
- New pool equipment, new coping tiles
- Separate self-contained granny flat onsite
- DLUG with laundry/workshop + double carport
- Long driveway, tucked well away from road
- Walk to Kuluin Primary School, parks & shops
- 5 mins to Plaza, 10 mins to beach & airport

- Ideal for extended family - versatile options

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