



**11 Cormorant Court, Bli Bli**



## Beautiful Bli Bli Beckons!

This charming single level home on a huge flat fully fenced 942m<sup>2</sup> block, tucked away in an elevated position at the end of a quiet cul-de-sac, offers super-sized family-friendly living just a short walk to the local primary school and minutes to the shopping village.

Comprising five bedrooms, two bathrooms, light-filled pleasant kitchen, separate living areas, full-length front verandah with delightfully easterly views, covered patio on the northern side, and double carport; there is masses of room for everyone, with good separation plus wonderful communal areas to break bread together.

Raked timber-lined ceilings in kitchen/dining and lounge, attractive bay windows, reverse cycle air-conditioning, ceiling fans, separate bath and shower in the main bathroom, security screens, separate rumpus games room in children's wing,

5 2 2 942 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1673
<b>Land Area</b>	942 m <sup>2</sup>

### Agent Details

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### Office Details

Code Property Group  
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**code**  
PROPERTY GROUP

generous storage, and two lock-up garden sheds; are features of note.

There is masses of room for a pool in the large, flat front yard; it's a great space for the kids to kick a footy, play cricket with the neighbours, and just get outdoors in the sunshine...you can sit on the verandah with a cuppa and watch them have fun.

In comfortable condition throughout there is no immediate money to be spent, and any investment you do makeover time will enhance value and appeal, without the worry of overcapitalising; everyone loves Bli Bli, and this home is in a cracking spot!

In addition to its close proximity to the school and shops, the Bli Bli boat ramp is just a five-minute drive where you can enjoy a leisurely fish on the majestic Maroochy River, the local golf club is also a five-minute drive, Mudjimba beach and the airport are 10 minutes, and Sunshine Plaza 15 minutes; everything you could want or need, so close and easy to access!

Investor owners are committed to sell, and interest in this property will be high, you need to act with urgency to secure, or miss out!

- Super-sized family-friendly home on 942m<sup>2</sup>
- Elevated position at end of a quiet cul-de-sac
- 5 bedrooms, 2 bath, separate living areas
- Full length front verandah with views
- Covered BBQ patio on northern side
- Raked ceilings with timber beams
- Bay windows, reverse cycle A/C, fans
- Fenced flat front yard - room for pool
- 2 x lock-up garden sheds, good storage
- Short walk to local primary school
- Just minutes to shops & boat ramp/river
- 5 mins to Maroochy River Golf Club
- 10 mins to Mudjimba Beach & Airport

- 15 mins to Sunshine Plaza & new CBD
- Investor owner wants immediate contract

*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.*