







Effortless Living, Family-Friendly Locale!

3 2 2 188m2

This well-designed home in a family-friendly neighbourhood directly opposite Action Park and just 350 metres to the fabulous Bells Reach playground, offers entry-level buying or investing in a sought-after master-planned community with great connectivity.

Across a single level for easy-care, effortless living for all ages and stages in life; the home comprises three bedrooms, two bathrooms, open plan living/dining, central galley kitchen, north-facing timber deck, and single lock up garage with laundry, plus onsite parking for second vehicle.

Split system air-conditioning in living, timber look vinyl flooring throughout, ceiling fans, Caesarstone benchtops, stainless steel appliances, separate bath and shower, direct external access from both master bedroom and ensuite, tinted windows in bedrooms two and three, built-in bench seat, water tank, and

Price	SOLD
Property Type	Residential
Property ID	1680
Land Area	188 m2

Agent Details

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Office Details

Code Property Group
9/15 Nicklin Way Minyama,
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code
PROPERTY GROUP

solar power - are all existing features that enhance value and comfort.

The maintenance is minimal, boosting your 'down time'...less chores, more leisure; as well as appealing to investors and entry-level buyers, downsizers should also take a serious look - this is the perfect home to 'lock and leave' when off travelling, on a small 188m2 block, it could not be easier.

Located within walking distance to some of the best parks and playgrounds in the region, Unity College, Bellvista IGA, cafes, plus walking/cycling tracks, and just a short drive to Baringa State School, and less than 10 minutes to Caloundra CBD and stunning beaches - this is an investment in a premium lifestyle location custom-designed with the Sunshine Coast climate and way of life, the driving force.

Investor owner is ready to sign an immediate contract; and in this buoyant market you will need to act today, not tomorrow to secure...this one will fly!

• Family-friendly living opposite park
• 3 bedrooms, 2 bathrooms, 1 living
• Galley kitchen with stone benches
• North facing timber deck at rear
• S/S A/C in living, fans throughout
• SLUG with laundry + onsite parking
• Rainwater tank plus solar power
• Walk to parks, Unity College, IGA
• Just mins to Baringa State School
• 8-min drive to Caloundra CBD
• Investor owner ready to SELL today

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