

SOLD



2, 25 Saint Pauls Avenue, Golden Beach



## Contemporary Makeover, Golden Location!

This immaculate duplex, tastefully and comprehensively renovated throughout, just 500 metres the to the beach, offers a location and lifestyle to envy in beautiful Golden Beach, within walking distance to water, parks, cafes, shops, and schools.

Comprising three bedrooms, two bathrooms, open plan living and dining, contemporary kitchen, north facing covered alfresco patio, separate laundry, and single lock up garage plus gated side access to bring in the tinny...this is the perfect size for a couple or small family. It is also worth noting three-bedroom duplexes are highly sought after and quite rare.

Quality flooring, ceiling fans, stone benches in kitchen, floor to ceiling tiles in bathrooms plus separate shower and bath in the main bathroom, security screens, and lock-up garden shed - are existing features. It is light, bright and airy throughout, and the

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**Price** SOLD for  
\$610,000

**Property Type** Residential

**Property ID** 1701

**Land Area** 125 m<sup>2</sup>

**Floor Area** 144 m<sup>2</sup>

### Agent Details

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### Office Details

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presentation is pristine; nothing is needing to be spent or done!

On a corner block in a sought-after street, with an attractive rendered finish and a decent sized flat, fenced yard for pets and children to play - this is easy-care living for all ages and stages of life.

Currently tenanted until April 2022 - you can benefit from an income whilst preparing for your golden sea-change; or if you are purchasing as an investment, with good tenants already in place, it couldn't be easier - plus, there are NO body corporate fees!

Not only is it within walking distance to the full suite of Golden Beach amenities including Pelican Waters Bowls Club, Spar Supermarket, boutique cafes, parks, playgrounds, picnic areas, public transport, and the local primary school - Caloundra CBD is a five-minute drive, as is Coles Supermarket at Pelican Waters. This truly is lifestyle central.

The investor owner is ready to sign an immediate contract - this is an exceptional opportunity to invest in one of the Sunshine Coast's most golden of locations! The market is red-hot, demand is sky-high, you need to be the first to act!

- Pristine 3-bedroom duplex will delight
- Tastefully renovated throughout
- 2 bathrooms, open plan living/dining
- Contemporary kitchen, stone benches
- North facing covered alfresco patio
- SLUG + gated side access for the tinny
- Garden shed, fenced flat backyard
- 500m to beach & foreshore/parkland
- Walk to shops, cafes, school, bus
- Just 5 mins drive to Caloundra CBD
- Currently tenanted until April 2022
- Sought-after location, enviable lifestyle!

*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.*