



## A GOLDEN Classic!

This solid lowset brick and tile home, circa 1980, located just one block to the aquamarine water of the magnificent Pumicestone Passage, is filled to the brim with retro-charm from its era and has many original features along with modern comforts such as ducted air-conditioning.

Comprising three large bedrooms with built-ins, two bathrooms, original kitchen, formal lounge, separate dining, enclosed courtyard/sunroom, north-east facing side patio, separate laundry, and double lock up garage - this is the perfect size for a couple or small family, and there is room to extend (stca).

Upon entry it is a little like taking a step back in time, perhaps to when life was a little simpler, and slower - and if you remember the 80's, some of this décor is going to elicit a range of emotions,

3 2 2 668 m2

<b>Price</b>	SOLD for \$821,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1814
<b>Land Area</b>	668 m2

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

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

hopefully positive!

Existing features include ducted air-conditioning, generous storage, separate bath and shower in main bathroom, solar hot water, and two garden sheds; the 669m<sup>2</sup> block is flat and low maintenance with a huge backyard for children and pets to play, and heaps of room for a pool, and to park a tinnie!

There is clear potential to renovate/update to suit personal tastes - but there's no rush, as it's comfortable, functional, and very liveable 'as is'. This vintage of home is making a resurgence and people are embracing the vibe and loving the warmth; this particular property has been exceptionally well-maintained, and a shining example of its era.

Just footsteps to the foreshore, parks and playgrounds; and also walking distance to the Pelican Waters Shopping Village and Tavern, Caloundra Power Boat Club, the local kindergarten, and Golden Beach shops/cafes; plus, a two-minute drive to the Bells Creek Boat Ramp with wonderful picnic area - this is a family-friendly lifestyle location in every sense, and Caloundra CBD is just a seven-minute drive.

Long-term investor owner is finally ready to sell after holding for many years - this is now your opportunity to own your very own slice of Caloundra's most golden of locations!

- 1980's retro-classic - in excellent condition
- ONE block to waters of Pumicestone Passage
- Mostly original, potential to renovate/update
- 3 bedrooms with built-ins, 2 bathrooms,
- Spacious formal lounge, separate dining
- Private enclosed courtyard at front
- North-east facing side shaded patio
- Ducted air-conditioning, solar hot water
- DLUG + onsite parking + 2 x garden sheds
- 669m<sup>2</sup> block - room for a pool & large shed
- Walk to shops, cafes, parks, tavern, kindy

- Just 2-minute drive to boat ramp for tinnie
- Long-term investor owner ready to sell today!

*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.*