







812sqm in family-friendly Aroona!

4 2 2 812m2

Tucked away in a quiet pocket of family-friendly Aroona, is this brick and tile home on a huge 812m2 block just footsteps to a neighbourhood park and playground, and five minutes to beaches, local schools, and shops.

Property flippers/renovators/tradies will clearly see the potential to improve and on-sell for profit - so there is a range of buyers this property will appeal too.

An expansive floor plan offers good separation and comprises four bedrooms, two bathrooms, study, separate living areas, light-filled kitchen, north-facing concrete alfresco entertaining space, separate laundry, storeroom, and double carport.

The home is comfortable and existing features include ceiling fans, floating timber flooring, split system air-conditioning in

Price	SOLD for $730,000
Property Type	Residential
Property ID	1867
Land Area	812 m2
Floor Area	200 m2

Agent Details

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Office Details

Code Property Group
9/15 Nicklin Way Minyama,
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lounge, private upper north-east facing deck off upstairs master retreat, and external shed.

On a larger than average block, at over 800 square metres, there is plenty of room for children and pets to play, plus heaps of space to put in a pool, if desired. As block sizes shrink in the new estates dotted around the coast, many children are missing out on the joy of good, old-fashioned backyard play - yours won't have to!

Currently tenanted until December 2022 - it would make a well-located property to add to any investment portfolio in a popular, sought-after suburb; entry level buyers should also take a serious look as you will have extra time to prepare and save for a move next Christmas, earning an income to pay off the mortgage in the meantime.

Just six minutes to Caloundra CBD, three minutes to golf, five minutes to beaches and schools, 12 minutes to the hospital precinct, and 70 minutes to Brisbane - access to the full suite of lifestyle as well as essential amenities is quick and easy. Tightly held by investor owner since 2001; put your best offer forward to secure.

* Spacious family home on 812m2
* 4 bedrooms + study, 2 bathrooms
* Central kitchen, separate living areas
* Upper master retreat with balcony
* North facing concrete alfresco space
* Double carport + lock up shed
* Tenanted until December 2022
* Potential to renovate + room for pool *stca
* Walk to local parks/playgrounds
* 5 mins to beaches, schools, CBD

Nb. Some images have been digitally enhanced for marketing purposes.

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