

SOLD

1, 44 Edmund Street, Kings Beach



## Home is Where the Beach Is

Located in the well-established and well-positioned 'Whitecaps' building on a prime corner just 350-metres to one of Queensland's best beaches, Kings Beach, is this spacious, light-filled first-floor apartment within walking distance of patrolled beach and ocean pool, surf club, tavern, dining, family-friendly parkland, and scenic coastal boardwalk.

Comprising three bedrooms, two bathrooms, generous sized kitchen, open plan living flowing to wraparound east facing balcony with sea glimpses through the iconic Norfolk Pines, rear balcony, and separate laundry; plus, with two dedicated lock-up car spaces - this is the perfect size for a beach loving couple or small family.

Not only is the apartment flooded with abundant natural light,

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### Price

SOLD for  
\$745,000

### Property Type

Residential

**Property ID** 2556

**Land Area** 170 m<sup>2</sup>

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

Code Property Group  
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but there are also gentle, cooling sea breezes circulating throughout to keep residents comfortable on even the warmest Queensland summer's day.

Features include built-ins in all bedrooms, interior brick walls, ceiling fans, security screen sliding doors, access to rear balcony from two bedrooms, and shower over bath in main bathroom. There is plenty potential for an owner-occupier to update to value-add and infuse with own personal taste, and it is very rentable 'as is' – currently leased until May 2024.

Being in an end position – privacy, light, and outlook are enhanced; and the building of 20 (mostly owner-occupiers) has a communal inground pool, spa, and BBQ/terrace area for guests and residents to utilise.

Just a short stroll to the Kings Beach precinct with so much to delight all ages and stages of life; and within walking distance to local schools, other beaches including Happy Valley and Shelly Beach, along with the CBD – it's genuinely location GOLD. Kings Beach the sparkling jewel in Caloundra's crown – and this property is located right in the heart.

Long-term investor owner has held on tightly to this beachside gem for over 20 years for good reason; now motivated to sell, here's your opportunity to secure you own slice of Kings Beach and the most amazing lifestyle that it offers.

- First floor light-filled apartment 350m to beach
- Established complex – low body corporate fees
- East facing wrapround balcony – ocean glimpses
- 3 bedrooms, 2 bathrooms, open plan living/dining
- Second private balcony at rear off 2 bedrooms
- Lock-up 2-car accommodation – side-by-side
- Communal pool, spa & BBQ terrace area
- Tenanted until May 2024 – superb investment

- Walk to beach, dining, surf club, parks, tavern
- Just mins to schools, CBD, shopping, cinemas
- Long-term investor owner of 20 years says SELL!

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