

SOLD



20 Hill Street, Currimundi



## Cosy, Charming, Convenient!

Get ready to fall in love with this delightful home, filled to the brim with charm and warmth, tucked away in a quiet street in the sought-after beachside pocket of Currimundi within close distance to the beach and lake, plus much more - you can walk or cycle everywhere!

On a north-east facing fully fenced 546m<sup>2</sup> block; across a single level, the home comprises three bedrooms, refreshed bathroom, separate toilet, open plan timber kitchen and living/dining, timber deck with shade cloth, separate laundry with external access, and drive-through double carport (tandem parking).

Hardwood timber floors throughout enhance character and create a cosy ambience; other features include 3 x split system air-conditioners, ceiling fans, security screens, stainless steel oven and stove, farmhouse style sink, solid timber breakfast

 3  1  4  546 m<sup>2</sup>

**Price** SOLD for  
\$865,000

**Property Type** Residential

**Property ID** 2563

**Land Area** 546 m<sup>2</sup>

### Agent Details

Matt Glynn - 0404 315 066

Lori Wyer - 0408 264 446

### Office Details

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

bar/island bench, separate bath and shower, 9x6m Colorbond 3-bay shed and workshop (with 2 roller doors).

The yard is child and pet-friendly, and established vegetation has created an effective privacy screen as well as pleasant greenery to frame home; there is room for a pool, if desired, and with that fabulous big shed, there's also space to park your boat and more.

Not only is Currimundi Lake and beach within close distance, but it is also only a 15-minute walk to a dog-friendly strip of beach, and other amenities such as schools, shops, tavern, parks, sporting fields, and public transport are also all easily accessible on foot. There's no excuse not to get out there in the sunshine and fresh air and keep fit and active; it's all here, or near.

Access to the Nicklin Way taking you north or south is quick and easy; and its less than 10 minutes to Caloundra CBD, major hospitals at Birtinya, 25 minutes to the Sunshine Coast Airport, and 65 minutes to Brisbane International Airport.

This would make a perfect entry level property for a young couple/small family, an easy-care choice for a downsizer (and there's plenty of lock up storage), and a savvy investment to add to any portfolio. Act immediately; this is an absolute cracker!

- Charm-filled home in beachside Currimundi
- Fenced easy-care 546m<sup>2</sup> child friendly block
- 3 bedrooms, 1 bathroom, open plan living
- North-east facing private timber front deck
- Timber floors, 3 x split-system A/C, ceiling fans
- Drive-through carport - tandem parking 2 cars
- 9x6m Colorbond shed/workshop - 2 roller-doors
- Close to beaches, lake, shops, schools, parks
- Less than 10 mins to hospitals & Caloundra CBD
- Lots to love - wonderful character & big heart
- Pack the fishing rods, surfboards, paddleboards

*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.*