

SOLD

26 Carrothool Place, Mooloolaba



Owners now committed to another property - bring me all offers!

The owners have purchased elsewhere and have re-enforced their firm decision and commitment to sell this great value Mooloolaba waterfront home. If ever there was an opportunity to buy well and get into the waterfront market this is it - the owners will look at all genuine offers - call today to inspect.

This large three bedroom home (with options to add in your fourth bedroom) on a quiet street offers lifestyle and position.

Minor renovations have given this home the perfect lift and comforts you can move in and enjoy immediately. A large pontoon with power and lighting and the additional boat ramp with winch are already here for those who enjoy the bonus water lifestyle of cruising the ocean deep sea fishing or paddling the canals.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	281

#### Agent Details

Ben Wilson - 0407 584 378

#### Office Details

Code Property Group  
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**code**  
PROPERTY GROUP

The large 800m<sup>2</sup> also provides fantastic back yard for entertaining or just kicking back with family and friends.

Solar power installed on the roof has been a huge benefit to the owners and actually receive money back each quarter representing massive savings and a reduction in your living costs.

This is a genuine sale and they are ready to move on. Come and see us at the open homes or set up your private inspection. The owners want to see all offers.

Features Include:

- \* New kitchen with stone bench tops and abundant storage/draws and cupboard space
- \* Modern appliances and self cleaning oven.
- \* Servery from kitchen to verandah
- \* Re-tiled, new carpets and freshly painted - Dec 2012
- \* Large Lounge off entry with raked ceiling and exposed beams
- \* Fans and air-conditioned
- \* Separate Living area/games room/ 4th bedroom with access to back verandah
- \* Dining area off kitchen with access to open verandah
- \* Large Laundry with external access
- \* All Bedrooms with BIR and fans
- \* Master has fans, air-conditioned, Walk in Robes and ensuite
- \* Plenty of Hallway storage

PROPERTY

- \* large 800m<sup>2</sup> block
- \* Absolute waterfront - 18.3m water frontage (approx)
- \* Big back yard - room to move and enjoy with family or friends
- \* Near New jetty (with power and lighting) and Boat ramp (with winch)
- \* Solar-Power: Make about \$600 per qtr on power-bill (approx)
- \* Garden Shed to rear of property
- \* Side access to one side of house
- \* Video Intercom to front gate

- \* Remote controlled gate, block fence core filled
- \* Double garage remotes

#### LOCATION:

- \* 5 minutes to famous Mooloolaba beach
- \* 5 minutes to quality restaurants, cafes, Mooloolaba Surf \* Club and shops along the Mooloolaba esplanade
- \* Easy access to the highway heading north or south

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