



3 Milbong Street, Battery Hill



## Beachside Battery Hill: Room for Boat, Room for a Pool!

This solidly built brick and tile classic on a fully fenced 570m2 block on the eastern side of family-friendly Battery Hill offers exceptionally convenient family-friendly living within walking distance to public transport, private hospital, childcare, parks (including dog park), beach, and surf club.

Across a single level the home comprises verandah at entry, three bedrooms, one bathroom, separate toilet, central kitchen, open plan living/dining, north facing covered alfresco entertaining patio, separate laundry, single lock-up garage, and carport with drive-through access to backyard to park tinny, trailer, or caravan.

Tastefully modernised in recent years it presents well with no immediate money needing to be spent, but the potential to value-add over time, including putting in a pool, if desired.

3 1 3 570 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	2977
<b>Land Area</b>	570 m2
<b>Floor Area</b>	163.60 m2

### Agent Details

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### Office Details

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code

Existing features include ceiling fans throughout, stainless steel appliances, security screens, easy-care tiled flooring in living, separate shower and bath, built-ins in all bedrooms, and 3mx3m lock up garden shed.

Being flat, and fully fenced the yard is ideal for children and pets to play, and the dogs will love making new friends at the Coochin Park Off-Leash Reserve just 1-kilometre up the road. A 20 minute walk to Dicky Beach for patrolled swimming and also the skate park; the teenagers will also love living here, they can ride their bikes or scooters to the fun stuff and embrace a healthy, active outdoor lifestyle so close to home.

Inside and out, the home is easy to care for, with low maintenance gardens and interiors; it's designed for casual coastal living where weekend BBQs after a morning of boating, fishing, or surfing – and just five minutes up the road from the Caloundra Golf Club, it's not just the ocean that will be beckoning.

Local schools are within a short driving distance, and it's only an 18 minute walk to Currimundi State School; shopping centres, university hospitals, and Caloundra CBD are within a 5-10 minute proximity, with access to the Nicklin Way quick and easy.

Investor owner is motivated to sell – and this would make a superb addition to any property portfolio, as well as a wonderful permanent residence for any lifestyle and location driven buyer. This one will hit the ground running in terms of enquiry, so act with haste.

- Solid brick & tile home on fully fenced 570m<sup>2</sup>
- Tastefully modernised interior in recent years
- 3 bedrooms, 1 bathroom, open plan living/dining
- Private, covered north-facing alfresco entertaining
- SLUG + carport with drive-through access to rear
- Plenty of room for pool in east facing backyard
- Walk to beach, surf club, parks, bus, & childcare

- Just minutes to golf, schools, shopping centres
- Investor owner ready to sign immediate contract

*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.*