

SOLD

10 Poinciana Avenue, Mooloolaba



Effortless Living, Walk to Beaches!

This low maintenance, well appointed single level, solid brick and tile classic, tastefully updated throughout, offers effortless living within walking distance to both Alexandra Headland and Mooloolaba beaches and dining.

On a fully fenced 563m2 well positioned block, the home is complete with three bedrooms, two bathrooms, open plan living and dining, modern kitchen, front porch, separate laundry, oversized lock up garage with storage plus onsite parking, and a generously sized north facing inground pool.

Freshly painted inside and out, other features include new carpets, air-conditioning, ceiling fans, stainless steel appliances, security screens, separate shower and bath in main bathroom, raked ceilings in lounge/kitchen, skylight in kitchen, and an easy-care child/pet friendly grassy yard.

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Price	SOLD
Property Type	Residential
Property ID	509

Agent Details

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Office Details

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code
PROPERTY GROUP

Filled with abundant natural light and with crisp white dcor throughout; the home has a cool beachy ambience and is ready and waiting for someone to come in and make it their own and insert your own individuality and enjoy easy-care living in the Sunshine Coast's most popular lifestyle location!

With no immediate money needing to be spent; the home is vacant and ready for occupancy by new owner or tenant. The perfect size for a beach loving couple, family, downsizer, or investor - it is sure to appeal to a wide range of location and lifestyle driven buyers.

Located in a well-established residential neighbourhood just 700 metres to Alexandra Headland beach, approximately a five-minute walk, plus 10 minutes' walk to Mooloolaba Esplanade and beach, and less to Mooloolaba Primary School - this is a desirable lifestyle location, so close to dining, entertainment, stunning beaches, and just minutes to Maroochydore's major shopping and CBD.

The property also offers easy access to the Sunshine Coast Motorway and Bruce Highway and has the potential to be further redeveloped down the line as your family grows or to allow for a home office or studio.

Properties in this location are highly sought after and are projected to enjoy very attractive capital growth as the new CBD develops. This is exceptional buying, for the astute buyer looking to either break into the prized Mooloolaba market, seeking a solid family home or investment property or for downsizers looking for an easy lock-up and leave property.

BULLET POINTS:

- Well appointed brick & tile home on 562m²
- Walk to both Alex & Mooloolaba beaches
- Freshly painted inside & out, new carpets
- 3 bedrooms, 2 bathrooms, open plan living

- Modern kitchen, stainless steel appliances
- Sunny north facing inground pool at rear
- Fully fenced easy-care child friendly yard
- Oversized SLUG with storage + onsite parking
- Suit beach loving couple,family, investor!

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