

SOLD



4 Larkin Street, Maroochydore



## Family-Perfect Location!

This truly fabulous family home is located in the heart of Maroochydore, where your family can access most amenities including school, Plaza and cinemas on foot!

Split level and built circa 1980, it has its own charm and character, and is complete with four bedrooms, two bathrooms, pristine modern kitchen, sunken lounge, children's playroom, dining room off the kitchen, home office, expansive rear timber entertaining deck, and double lock-up garage with extra storage, plus carport on a 744m<sup>2</sup> flat block with side access.

Not only is it spacious with a great floor plan, other features include: stone bench tops in kitchen, ducted air conditioning, ceiling fans, surround sound system, hardwood timber floors, raked ceiling in lounge, and generous storage. The fourth bedroom is located downstairs with its own ensuite, living area and external access, which lends itself to dual living or perfect

 4  2  2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	523

### Agent Details

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### Office Details

Code Property Group  
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**code**  
PROPERTY GROUP

guest accommodation.

The timber deck is a terrific place to entertain and has a pleasant view over the backyard; you'll enjoy many BBQs and good times out here with family and friends over the years...maybe even celebrate Christmas 2015 out here with some fresh seafood and a few drinks!

Well established and easy care, the garden is fenced at the rear making it safe for young children and pets to play, and there is heaps of room for a pool; with side access you can bring in your boat or caravan and park it undercover. Inside and out, this is a really practical family home!

Located in a quiet street within walking distance to so much including: public transport, schools, Sunshine Plaza, Sunshine Cove and parklands, cinemas, Ocean Street dining precinct, the Big Top Fresh Food Market and CBD. Maroochy, Alex and Mooloolaba beaches are just a few minutes in the car, and access to the Sunshine Motorway is less than one minute...this is as central as it gets!

Owner is highly motivated to secure a result on or before Auction, and is realistic about price...buyers seeking quality family living with room for everyone and everything MUST inspect.

- Superb family home in central location
- 4 bedrooms, 2 bathrooms, study
- Separate living areas, dual living possibility
- Contemporary kitchen with stone benches
- Hardwood timber floors, ducted aircon
- Expansive rear timber entertaining deck
- Double lock-up garage with extra storage
- Side access + carport for boat/caravan
- Fenced backyard with room for pool
- Walk to Plaza, schools, dining, cinema
- Short drive to beaches, motorway access

- Warm, welcoming ambience throughout
- Central, spacious, comfortable & charming
- Be quick, MUST be sold on or before Auction!

*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.*