

Sold



**4 Sanctuary Way, Cooloola Cove**



## GREAT INVESTMENT OPPORTUNITY

This 11-year-old, North facing 4-bedroom, 2-bathroom home is spacious and ready to move in.

The Ken Johnson home was completed in 2008 and is now ready for new owners.

The rental income is between \$330-\$335 per week and at this price it makes a great investment opportunity.

The open plan kitchen, dining, lounge is great for entertaining the whole family or guests, with a pantry and breakfast bar.

The main bedroom has an ensuite and all the bedrooms have carpet and ceiling fans.

For easy cleaning and keeping cool, the rest of the house is tiled throughout.

With the outdoor pergola situated just outside of the kitchen it is perfect for the evening BBQ.

The park is only a stone's throw away to walk the dog or let the children have a bit of fun.

A single garage for the car left room to have double gates to access the backyard for the boat, caravan or motorhome.

The yard is a blank canvass for you to put your own personal touch and design a garden.

With 10,000lts of water in the tank you could even use it to feed a pool.

 4  2  1  763m<sup>2</sup>

**Price** SOLD for \$280,000  
**Property Type** Residential  
**Property ID** 1088  
**Land Area** 763 m<sup>2</sup>

### Agent Details

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The decision is totally yours.

**KITCHEN WITH PANTRY**

**BREAKFAST BAR**

**LOUNGE/DINING/KITCHEN COMBINED**

**SINGLE GARAGE**

**DOUBLE GATES TO ACCESS BACKYARD**

**UNDER COVER PERGOLA**

**LOW MAINTENANCE GARDEN**

**GARDEN SHED**

**10,000 LT WATER TANK**

**SOLAR HOT WATER**

**FULLY FENCED**

**PARK NEARBY**

**WALKING DISTANCE TO SHOPPING CENTRE**

At this price I wouldn't hesitate. I suggest you inspect immediately to avoid disappointment

Call Janet Stadegaard 0403 586 453

This property is walking distance to Cooloola Cove Woolworths Shopping Centre and the park, so no need to drive the car.

With only a 10-minute drive to Tin Can Bay and 15 minutes to Rainbow Beach, at the southern tip of the Great Sandy Strait and Fraser Island, all the water activities are close by.

Water activities are central to Cooloola Coast, sailing, fishing, crabbing, kayaking and exploring the sand flats. Then there is Golf, Bowls, Tennis, Horse Riding or cycle on the miles of foreshore pathways. Art, Craft, Senior Citizen groups, 4WD and Gardening clubs are just a few ways of meeting new friends and having fun, not to mention the various well-known community organisations who welcome volunteers.

You can explore the sand flats at low tides to see thousands of soldier crabs or pump for yabbies. Cast a net in the shallow waters or hire a dingy and fish or explore the estuaries. Located 35 minutes' drive east of Gympie or 80 minutes from Noosa or Hervey Bay for those wanting the odd trip to buy something special.

Nestled in the Cooloola Sands Estate this home is on the market to sell.

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.