



**10 Luderick Lane, Tin Can Bay**



**ENTERTAINER'S DELIGHT**

With a saltwater solar heated pool, an undercover BBQ area, separate guests' quarters and a new kitchen this property owns entertaining.

This is your seaside lifestyle, in a wonderful location close to Tin Can Bay's tranquil foreshore, walking paths, schools, shops and services.

If you love timber then you are going to love the timber features such as French doors, timber walls and floors in this original Queenslander

Featuring upstairs: 3 bedrooms all with ceiling fans and 1 has air conditioning. Attached to the main bedroom is a sunroom overlooking the pool.

The kitchen is new with gas cooking, a large breakfast bar, lounge/dining area with French Doors leading you through to the 4th bedroom which is currently used as a separate living area. The newly renovated bathroom features a gorgeous claw foot bathtub and a separate shower.

Featuring downstairs: A separate guests' quarters/ entertaining or whatever you want it to be.

With a large air-conditioned bedroom with built in robe and ceiling fan.

An open lounge area with sliding door access to the undercover entertaining areas and saltwater pool.

There is also a bar/kitchenette and a bathroom to complete the picture.

4 2 5 601m2

**Price** SOLD for \$375,000  
**Property Type** Residential  
**Property ID** 1144  
**Land Area** 601 m2

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Relax in the large undercover entertaining area with BBQ adjoining the pool yard.

Swim all year round in the solar heated saltwater pool.

Adjoining the entertaining area is a large bench and double sink.

The garage is 7.5m x 4.5m with a 2.8m high opening is the place for your boat.

There is also a double garage under the house and a single carport for your visitors parking.

With 2.5kw solar panels, there is no need to worry about the power bills.

### **KITCHEN DINING COMBINED**

### **GAS STOVE**

### **SEPARATE LOUNGE ROOM/4<sup>TH</sup> BEDROOM**

### **CEILING FANS**

### **AIR CONDITIONING**

### **2 DECKS**

### **UNDER COVER BBQ AREA WITH SINK**

### **SALTWATER POOL WITH SOLAR**

### **CARAVAN /BOAT STORAGE**

### **DOUBLE GARAGE**

### **CARPORT**

### **SOLAR**

### **FULLY FENCED**

This home is not far from Cooloola Cove Woolworths Shopping Centre and is just 20 minutes' drive to Rainbow Beach, at the southern tip of the Great Sandy Strait and Fraser Island.

Water activities are central to the 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.

This property is well worth inspecting but don't hesitate!

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