

Sold



12 Marlin Way, Tin Can Bay



## SOLID HOUSE THAT NEEDS SOME LOVING

Here's your chance to own a piece of real estate on a 617m<sup>2</sup> block that is a short stroll to the shops, foreshore and the peaceful walking tracks around Tin Can Bay.

The potential for this property is endless as it is a blank canvas to work on. There is also a possibility to add on another room.

The solid brick house which was built in January 1981 certainly has some history with the décor to go with it.

Whether you live in the house or rent it and there is potential to purchase the land next door and spread your wings.

The kitchen is large, light and airy with the potential to turn it into something very modern.

The bedrooms are spacious with ceiling fans and built in robes. With an ensuite and air-conditioner in the main.

The bathrooms need a bit of TLC but are very spacious

The double carport has the potential to be enclosed and has plenty of room for 2 cars and storage.

There is a concrete pool at the rear of the property, but it was covered with a cement slab as it's use was no longer needed.

 2  2  2  617m<sup>2</sup>

**Price** SOLD for \$245,000

**Property Type** Residential

**Property ID** 1155

**Land Area** 617 m<sup>2</sup>

### Agent Details

Deb Mason - 0409 764 879

### Office Details

Cooloola Coast Realty  
Shop 4/46 Queen Elizabeth Drive  
Cooloola Cove QLD 4580 Australia  
(07) 5486 3041



It is all about location, location, location. Inspect immediately.

This home is also not far from Cooloola Cove Woolworths Shopping Centre and is situated in the heart of Tin Can Bay and just 25 minutes drive to Rainbow Beach, at the southern tip of the Great Sandy Strait and Fraser Island.

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.

The coastal township of Tin Can Bay enjoys a small village atmosphere while sitting right on Tin Can Inlet where 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.

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.