

Sold



18 Environs Ave, Cooloola Cove



## SMITTEN BY STYLE AND SPACE

This spacious 246.8m<sup>2</sup> home on a corner 905 m<sup>2</sup> block has nothing but taste and is great value for today's lifestyle when quality is important.

With all the bells and whistles of a modern contemporary home, including self-closing drawers, hidden dishwasher, walk-in pantry and refreshing bamboo floors.

The clean lines sets this house apart from others with the large kitchen/dining room perfect for formal entertaining or through the stacker doors to the 25.5m<sup>2</sup> enclosed patio with a gas connection for the BBQ.

The massive lounge room has a luxurious feel with front and rear ventilation for those balmy summer days.

The 2<sup>nd</sup> & 3<sup>rd</sup> bedrooms and main bathroom are separated by a sliding door to the living area for that extra privacy for your guests.

The main bedroom which consists of a king-sized bed, has an ensuite with a larger than life shower, vanity and hidden toilet.

The 4-metre walk-in robe with sliding doors at each end, has room for your summer and winter wardrobe, so no need to transfer clothing for season changes

The single storey brick home with a colorbond roof is fit for a family or the retiring couple who love to entertain or have the family visit.

With room for the boat and caravan or additional car parking

4 2 5 905 m<sup>2</sup>

**Price** SOLD for \$405,000

**Property Type** Residential

**Property ID** 982

**Land Area** 905 m<sup>2</sup>

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The result is a very desirable contemporary home which all buyers will love.

Accommodation in this 246 m2 house consists of:

4 bedrooms; the master bedroom is very large with an ensuite bathroom, a walk-in robe, ceiling fans and air conditioning

The other 2 large bedrooms have built in robes and remote-control fans.

The 4<sup>th</sup> bedroom come study or office has ample storage room.

Other features include:

Split System Air conditioning

Solar powered electricity

Heating & exhaust in the bathrooms

Plenty of storage

Double remote garage and additional 3 car/caravan/boat parking.

This property is only 5 minutes to Cooloola Cove Woolworths Shopping Centre, the park and the Picnic Ground and water at the end of Bayside Drive.

With only 10 minutes 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.

The coastal township of Cooloola Cove enjoys a rural 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 east of Gympie or 80 minutes from Noosa or Hervey Bay for those wanting the odd trip to buy something special or enjoy a great day out.

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