



12 Mizzen Cl, Wurtulla



## ABSOLUTE WATERFRONT ... ABSOLUTE RENOVATOR

This home will not come with the customary waterfront tax on the asking price. We have a sensible owner who has owned this property for over 20 years and acknowledges that some thoughtful cosmetic renovations will greatly improve the property. They are excited to provide a blank canvas for the next buyer.

We are under instructions to auction this home and provide the new owner with an opportunity to bring their big dreams, their big family and their big plans along to this 'as is where is sale'.

The property is ready to move into. It is just missing the family, SUP boards, boat, caravan and all the toys that postcode 4575 living offers.

Internally, the property features three spacious bedrooms and two generous bathrooms. A timeless kitchen looks out to the water and adjoins the open plan living area. Stepping outside from the living area, a timber deck wraps around the rear of the property and connects to your exclusive jetty.

A double garage offers secure vehicle storage with plenty of additional room behind the security gate for a further car or caravan.

Key Infrastructure to Note:

Less than 5 minutes to the new Sunshine Coast University Hospital  
1.5km to Wurtulla Beach

Less than 2km to Stockland Shopping Hub including Coles, nightlife

3 2 2 839 m2

Price UNDER CONTRACT

Property Type Residential

Property ID 10929

Land Area 839 m2

### AGENT DETAILS

Indiana Voss - 0404 155 581

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs

Shop 2B/1 Chancellor Village

Boulevard Sippy Downs, QLD, 4556

Australia

07 5445 6500



restaurants and specialty shops

7 minutes to the Sports Hub, world class gym and allied health facility

10km to University of the Sunshine Coast

839m2 of waterfront land is as rare as it is valuable, in this location is equals real estate gold. If you are looking for something special, we encourage you to get in touch to arrange a private viewing or register for upcoming open homes. Contact Indy on 0404 155 581 or Justin 0400 822 069 today.

*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.*