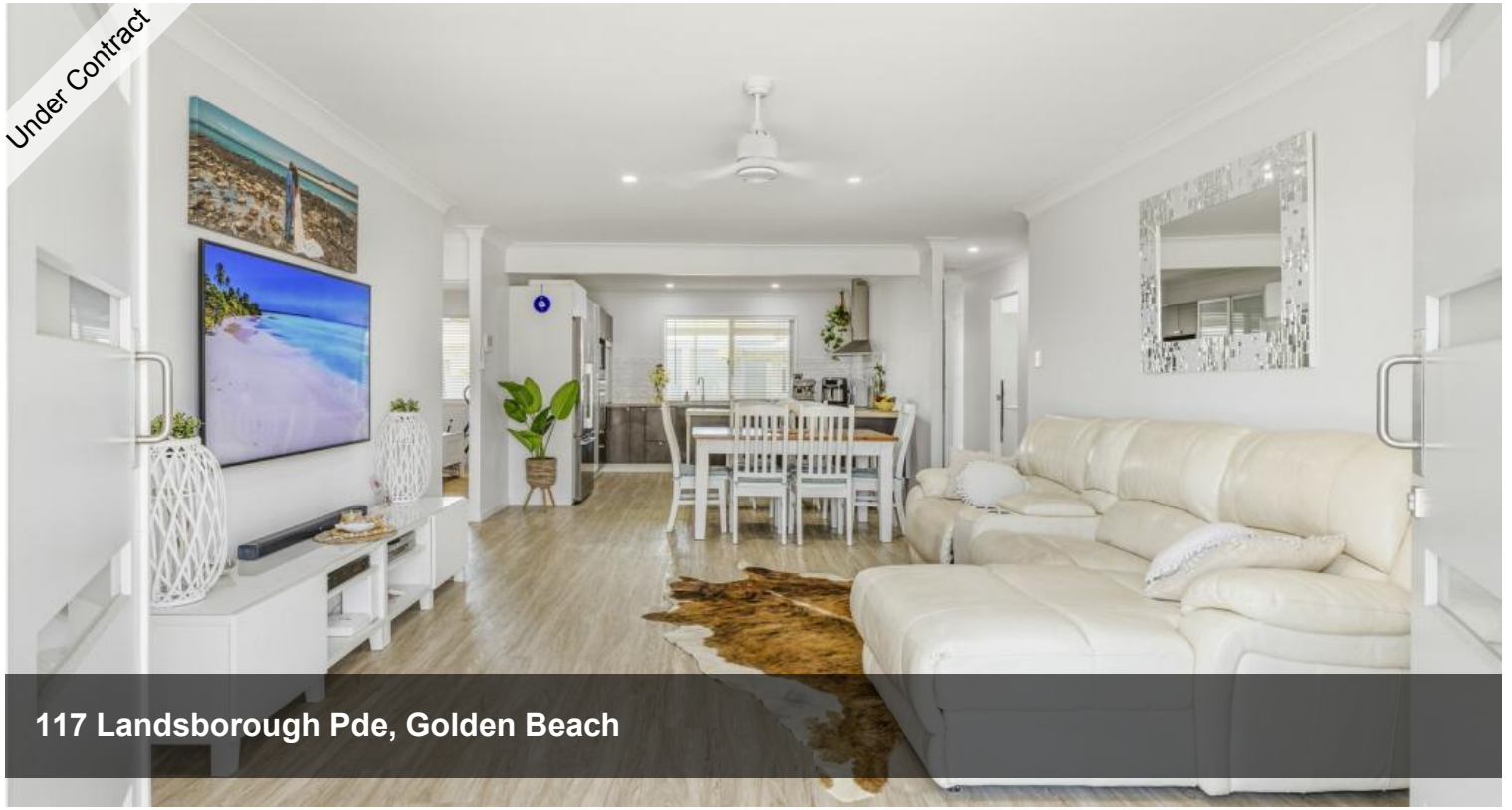


Under Contract



117 Landsborough Pde, Golden Beach



## PLENTY OF BOXES TICKED ON THIS ONE!

Only nine rooftops back from the calm water of the Pumicestone Passage in Golden Beach you will find this low-set, low maintenance home that has been extensively and thoughtfully renovated from top to bottom!

The current owners have poured their hearts into this project and no expense has been spared to create a private and secure oasis just a few minutes' walk to the beach.

The home has a modern beach theme with plenty of natural light, a neutral colour palette, white shutters and low maintenance light timber coloured vinyl flooring.

Approximately four years ago the house was stripped back to 4 walls allowing for new plumbing, electricity, internals and flooring and the owners created a family friendly floorplan with air-conditioned open plan living.

The kitchen is modern with ample bench and cupboard space, a breakfast bar, stainless steel appliances and overlooks the backyard.

Four bedrooms in total and each with robes, ceiling fans and TV points. The master bedroom has been cleverly set apart from the other bedrooms and features a walk-through robe and modern ensuite.

A large undercover patio at the rear of the home will soon become a family favourite space to relax and unwind or watch the children play in the private backyard.

 4  2  3  627 m2

<b>Price</b>	CONTACT AGENT
<b>Property Type</b>	Residential
<b>Property ID</b>	10947
<b>Land Area</b>	627 m2

### AGENT DETAILS

Steve Venn - 0418 288 325

### OFFICE DETAILS

Golden Beach  
SHOP 2 50 Landsborough Pde  
Golden Beach, QLD, 4551 Australia  
0418 288 325



A standout bonus feature of this property is the stand-alone studio complete with plumbing, water and power that may be ideal for those needing extra space for a teenager, a workspace or one lucky gentleman creating the ultimate in 'mancaves'.

The property has plenty of room for parking with four car spaces at the front and side access that leads to the new 3 Bay Titan Shed at the rear of the yard. A concrete pad alongside of the shed will further accommodate a trailer or tinny.

Further features include a large solar electricity system of 27 panels plus the home has had a complete termite barrier around the perimeter.

The 627m<sup>2</sup> allotment is fully fenced with new Colourbond fences, has an electric gate at the front along with video monitoring and a lockable pedestrian gate.

Centrally located just a short stroll to the bustling Golden Beach Shopping Village for all your day-to-day needs including a supermarket, bakery, newsagent, chemist and post office all at your fingertips.

You will find a vast array of cafes and plenty of choice of restaurants throughout Golden Beach that include Chinese, Indian, Thai and Italian.

Your local beach boasts beautiful swimming spots – a favourite for those with young children to splash safely in the calm waters. Extensive parks, playgrounds and barbeque area's line the foreshore and a walking path winds its way into central Caloundra and further along to Kings, Shelly, Moffat Beach.

The fisherman will be happy with a choice of boat ramps to pop the tinny in to fish the Passage or bigger boats will find suitable ramps close by to access the ocean.

Close to all necessary amenities including shopping centres, both public and private schools and medical centres.

The Sunshine Coast University Hospital Precinct and access to the Bruce Highway is only a short drive away.

Don't delay your enquiry on this one - call Steve for any further information on 0418 288 325.

*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.*