

That's an error.

That's all we know.

















Sold



SITE PLAN

**34 Meta Street, Mooloolaba** **34 META STREET, MOOLOOLABA**

The accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items and structures are approximate and no responsibility is taken for any error, omission or mis-statement. Bathroom and kitchen fittings, cupboards and door types, laundry appliances and windows are tokens and approximate to the actual fittings installed. This plan is for illustrative purposes and should be used as such by any prospective buyer.

\*Plan drawn by David Kirkwood 0404 488 373\*



## LUXURY BEACH PROPERTY WITH APPROVED HOME BUSINESS

This is a rare and unique property in a prime location positioned just two minute's walk to Mooloolaba Beach.

Beautifully finished, this double storey family home oozes stylish, modern beachside chic. Meticulously renovated the home offers a multitude of opportunities from running a home business, through to dual living.

Complete with four bedrooms, two bathrooms plus powder room, two separate living areas, stunning gourmet kitchen, alfresco entertaining area, in ground swimming pool, fenced low maintenance 506m2 elevated block with a cemented forecourt at front of home that can accommodate three vehicles, all within walking distance to Mooloolaba Beach, Esplanade, Business District and Primary School.

The truly unique feature of this home which essentially adds value to the purchase is the versatility of the floorplan.

Ground floor is currently dedicated to the spacious beauty salon with two separate treatment rooms, nail bar, waiting room, rear laundry and toilet. Enjoy the benefits of having a business in Mooloolaba without the commercial rent! Alternatively, this area could easily be transformed for dual living for the extended family. Separate entrances distinguish and add privacy to the home, where a huge double gate can be hinged back for additional secure parking and entry to the upper level.

An internal staircase ascends to the second level where natural light floods in through extensive use of glass including louvres to capture the breeze. Whether arriving from the formal entry or internally, the home opens up before you oozing character with newly polished timber hardwood floors flowing through to the open living and further onto the outdoor living zones.

The tastefully appointed kitchen is a combination of premium stainless steel appliances and white storage space including a 900ml chefs oven with gas top cooking, dishwasher, splashback and an abundance of bench top and storage space. Each area flows naturally into the next, from meal preparation to relaxing and entertaining, this is a home that is as functional and as practical as it is aesthetically appealing.

The main bedroom boasts a private ensuite and walk in robe with leafy views of the rear courtyard and two of the guest rooms share access to a balcony

4 2 3

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	19

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



on the street side overlooking the Mooloolaba skyline.

Seamlessly extending outdoors, the internal living areas give way to a massive covered deck at the rear with built in BBQ and storage area flowing further onto the open air and fully fenced in ground pool.

Make no mistake, this is a home dedicated to the ultimate lifestyle experience whether enjoying the homes many attributes or the surrounding beaches and cafes.

#### Extra Specs

High ceiling and ducted air-conditioning.  
6 kva Solar panel system.

The decision to sell this piece of Real Estate gold provides an exciting opportunity for the new buyer. We are encouraging all offers and we will present your offer prior to the auction.

*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.*