

That's an error.

That's all we know.



















1 Rakumba Place, Mountain Creek



## RENOVATION ROYALTY POTENTIAL GALORE

Set on a pan flat 629m<sup>2</sup> corner allotment in an established blue chip area of Mountain Creek, this three bedroom gem requires a little polishing, but is packed with the unlimited potential that'll keep buyers lying awake at night thinking of the property until they fall asleep and dream about it.

Perfectly positioned just a stone's throw to the sparkling waters of the Mooloolah River canal and opposite an enormous green park, 1 Rakumba Place offers that rare real estate opportunity; the chance to secure a property in an enviable location that can be sculpted into a dream home, at a price that definitely won't break the bank.

Inside, the steel framed house enjoys lots of natural light and benefits from a surprisingly spacious single level floor plan. The kitchen has plenty of cupboards/benches and enjoys seamless access to the adjacent dining space, a huge open plan living area, as well as the north facing outdoor patio for those who enjoy the al fresco lifestyle. This end of the home aligns perfectly to catch the cool breeze off the water but is also well serviced by ceiling fans and A/C.

Down the hallway, the three bedrooms enjoy good separation/privacy from the living areas and are well and truly oversized, dwarfing the 3m x 3m specs we see in so many new build properties. All three feature an abundance of built in wardrobe space (as seen in the pictures) and are in close proximity to the tiled bathroom complete with shower, separate bath and modern vanity.

Featuring;

- Corner allotment
- Independent laundry that could also be transformed it into a second bathroom given its size and existing plumbing
- Fully fenced flat yard and garden shed
- Within highly regarded school zones & close to public transport
- Very convenient access to the Bruce Highway/Sunshine Motorway

The superb location is a real estate cliché that will surely benefit from capital growth; ten minutes or less to great local schools, the USC, new hospital as well as the beaches, amenities, shops, restaurants and cafes of Kawana, Brightwater, Maroochydore, Buderim, Sippy Downs or Mooloolaba.

Our motivated seller has already committed elsewhere and is more than willing to sell before Auction date so don't hesitate or it will be an opportunity missed; call Drew now on 0468 950 301 to organise a private inspection or visit one of our scheduled open homes.

3 1 2 629 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2094
<b>Land Area</b>	629 m <sup>2</sup>

### AGENT DETAILS

### OFFICE DETAILS

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



*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.*