

That's an error.

That's all we know.



















## HAVE YOUR CAKE AND EAT IT TOO!

Spread out on a useable 1054m2 parcel of land, on offer here is your very own retreat from the world. Semi-acreage in suburbia, who would have thought it would be this affordable?

Here at 8 Melaleuca Avenue that perfect balance of privacy, space, potential and convenience is available in spades.

Presented to sell quickly, this three bedroom low set home offers a family friendly layout and a real chance to make your mark in a great area.

Internally, the big family kitchen takes pride of place at the hub of the home allowing ease of access to all entertaining and living areas. In original but well kept condition it offers potential to modernise to suit your own style or is just fine as is.

The main lounge and dining area sit adjacent the kitchen to offer direct access to the rear entertainers area overlooking the rear yard.

Outside, everyone in the family will appreciate the big yard both front and back. Easy care gardens line the boundaries around the property, where the potential to add a shed and/or a pool is there, or simply leave and enjoy.

Roomy double lock up garage with high ceiling, perfect for 4WD or larger vehicles for the tradie as well as a separate workshop/office to suit the handyman or home business.

A short drive takes you to the patrolled beaches and surf clubs of Maroochydore and Alexandra Headland as well as the shopping, cinemas, cafes and nightlife of the rapidly expanding Maroochydore CBD.

In less than 5 minutes you can be on the Bruce Highway to take you to Brisbane or Noosa or Hervey Bay and the Fraser Coast. Public transport is close by as are local schools both Private and Public.

If potential, location, a whopping great block and price are important in your next purchase, this home craves your attention. A sale is sought sooner rather than later, call Wes or Rosie to arrange your inspection today, floor and site plans available on request.

*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*

3 1 2 1,054 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2558
<b>Land Area</b>	1,054 m2

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
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Australia  
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*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*