

That's an error.

That's all we know.



















14 Buccleugh St, Moffat Beach



## EAT. BEACH. SLEEP. REPEAT

We all know location is everything and this cool beach house is around 500 metres from the waters edge of one of the Sunshine Coast's best surf breaks and the go to destination to enjoy coffee, a beer at the local award-winning brewery, or a meal in one of the vibrant cafes in Moffat Beach.

This solid low set home was designed for easy coastal living, has an open plan layout and will suit a broad range of buyers from the investor to the family or those who have been searching for an ideal weekender!

The home has three good size bedrooms, several living areas, including one with bifold doors that open up to the back yard and the sweetest sunroom at the front of the home – the perfect spot to enjoy your morning cuppa.

The kitchen is in great condition, centrally located at the heart of the home and features stainless steel appliances, plenty of cupboard space, granite benches and a moveable island bench on wheels.

The home is serviced by a good-sized bathroom with tub plus two separate toilets. There is also an outdoor shower to rinse of the sand after a surf or walk along the beach.

Tucked away in the corner of the backyard is a large shed sized 7m x 4.5m, powered and with a bathroom that includes a shower, basin and toilet (separate hot water system). This extra space could be set up to be the ultimate in 'man caves' or a fantastic space for the tradesperson to store his tools and workshop. Some may wish (with council approval) to make this space into self-contained living quarters.

Timber walkways lead you from the back of the house to a huge Bali Hut – the perfect to host a get-together with family and friends or an ideal place to relax with a good book! This space is quite private and overlooks the fully fenced back yard with landscaped gardens.

The cars are well accommodated under the double carport and secure behind the electric gate with a large area concreted turning pad for both convenience and extra vehicles if required.

Extras are many and include the large 6.6 kw solar electricity system, 2 x small garden sheds, outdoor shower, a vege patch and secure back yard for pets and kids to play safely.

Moffat Beach is close to amenities including shops, schools, transport, clubs, cafes and the main street of Caloundra is only a few minutes away.

3 2 2

**Price** SOLD for \$1,000,000

**Property Type** Residential

**Property ID** 4801

### AGENT DETAILS

Steve Venn - 0418 288 325

### OFFICE DETAILS

Golden Beach

SHOP 2 50 Landsborough Pde

Golden Beach, QLD, 4551 Australia

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Act quickly to secure the dream of living at 'Moffs'!

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