

Sold

BLUE MOON

3 Birdwood St, Golden Beach



## FOR WHEN POSITION COUNTS!

Introducing your opportunity to purchase this low-set beach house on a 607m block with side access and a wide 26m frontage just a few minutes' walk to the calm waterways of the Pumicestone Passage. The home is centrally located close to the bustling Golden Beach Shopping Village for all your day to day needs with a bakery, newsagent, supermarket, chemist, post office and a choice of cafes at your fingertips.

The home is well presented throughout, boasts beautiful timber floors and has had a recent kitchen and bathroom update so the 'money' work has already been done. The home is perfectly livable as is however there is still plenty of options to make improvements and add your own finishing touches.

- Three spacious bedrooms all with ceiling fans (two rooms with built-in robes)
- Family bathroom with bathtub and frameless shower
- Good sized air-conditioned living room at entry
- Large open plan kitchen and dining room with a study nook
- Both front and back undercover patio areas
- Fenced front yard and also fenced at side of the house to backyard
- Double lock up garage to accommodate the vehicles
- Side access on both sides of the house

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<b>Price</b>	SOLD for \$950,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5811
<b>Land Area</b>	607 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



The home is perfect for the first homeowner wanting to enter the market where it's all about location, location, location! The renovator type will love making improvements to this sweet beachside home whilst the investor knows that Golden Beach is always in demand and rental vacancies are particularly low all year round.

Close to all necessary amenities including medical centers, shopping complexes, schools and dining facilities. A variety of entertainment venues are just a courtesy bus away with the local clubs including the Power Boat Club at Golden Beach or the Caloundra RSL. Access to the Bruce Highway and Sunshine University Hospital precinct are both an approximate 15-minute drive away.

Combine the above with the calm beaches that run along the Pumicestone Passage, picnic and barbeque spots and the playgrounds that line the foreshore you will soon understand why more and more families are making Golden Beach their home.

We expect interest to be high on this property and recommend you make your enquiry sooner rather than later.

\*Please note we have included virtual furniture in some photos to show how the rooms could present when furnished.

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