

SOLD



3 Mowburra Place, Caloundra West



### Easy-Care Investment or Lifestyle Boost!

This well-designed home in a central family-friendly Caloundra West neighbourhood within walking distance to parks, playgrounds, Unity College, childcare, IGA, and tavern; offers easy care living in a wonderful, welcoming community where you and the children will make many new friends.

Across a single level, it comprises four bedrooms, two bathrooms, two separate living areas, central kitchen, sundrenched front porch, north facing covered patio, salt-chlorinated inground pool with timber decking, generous sized laundry, and double lock up garage plus gated side access, on a fenced 488m2 block.

Split system air-conditioners, ceiling fans throughout, gas cooktop, stainless steel dishwasher, attractive bay window on front bedroom, separate shower and bath plus separate powder

4 2 2

488 m2

**Price** SOLD for  
\$683,000

**Property Type** Residential

**Property ID** 1714

**Land Area** 488 m2

#### Agent Details

Matt Glynn - 0404 315 066

#### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

room in main bathroom, good storage, and outdoor shower; are all features of note.

Whether hosting a movie marathon in the media room, twisting by the pool to your favourite tunes, or firing up the BBQ after a morning at the beach - this is a superb family home able to cater for fabulous indoor and outdoor living, very well suited to our relaxed Sunshine Coast lifestyle.

Currently rented to quality tenants on a periodic lease; there is the option to continue renting to generate income or to move in as owner-occupiers, the choice is yours. This is savvy buying regardless of your intentions; Caloundra West is a popular place to live and invest, always in demand.

Caloundra CBD is a 10-minute drive, stunning beaches 10-12 minutes, the health and hospital precinct at Birtinya is 13-minutes' drive, and access to the M1 connecting you to Brisbane is quick and easy. Long-term investor owner has given clear instructions to sell; and in this active market, this won't last long, time is of the essence.

- Well designed family home on 488m<sup>2</sup>
- 4 bedrooms, 2 bathrooms, 2 living areas
- Central kitchen with gas cooktop
- Fabulous alfresco entertaining area
- Sparkling salt-chlorinated inground pool
- DLUG + side access, outdoor shower
- Currently tenanted on periodic lease
- Walk to parks, shops, tavern, school
- 10-minute drive to CBD & beaches
- Investor owner ready to SELL today!

*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.*