






20 Milbong Street, Battery Hill

3  1  2 

**View via Private Inspection -  
Contact Ethan 0429 703 480 -  
Invest, Nest or Rest by the  
Beach - Lowset 3 Bed with Side  
Access!**

**FOR SALE**  
\$950K+

**AGENTS**

Ethan Forbes  
0429 703 480  
ethan.forbes@ljhooker.com.au

**AGENCY**

LJ Hooker Caloundra | Aura  
(07) 5318 7277

Ethan Forbes of Team Forbes LJ Hooker is proud to present 20 Milbong Street, Battery Hill - a welcoming coastal home tucked away in a quiet street, just minutes from the shoreline of Dicky Beach. Offering everyday comfort with thoughtful updates, this property is move-in ready with scope to grow, invest, or simply enjoy the relaxed Sunshine Coast lifestyle.

Inside, you'll find a warm and functional layout designed for easy living. The updated kitchen (renovated in 2011) provides a fresh modern touch, while air-conditioning and ceiling fans keep the home comfortable year-round. Practical upgrades such as a re-capped roof (2014) and ceiling insulation add further value and peace of mind.

Set on a generous 639m<sup>2</sup> allotment, the home enjoys excellent outdoor appeal. Established gardens and fruit trees provide a leafy

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

backdrop, while secure colourbond fencing and full side access make the property ideal for families, pets, or those needing extra space for a boat, trailer, or caravan. A single garage and additional carport offer plenty of parking, while the large alfresco area flows seamlessly from the kitchen and dining - the perfect spot for entertaining family and friends.

Set within the catchment of Currimundi State School and Caloundra State High School, and just a short drive to Caloundra's buzzing café precinct, local shopping, surf clubs, and coastal walking tracks - everything the Sunshine Coast is famous for is right at your fingertips.

Whether you're seeking a low-maintenance family home, a smart investment with strong rental appeal, or a relaxed beachside base to call your own, 20 Milbong Street delivers it all.

#### Key Features:

- " 3 Bedrooms, 1 Bathroom, 1 Garage plus 1 Carport
- " 639m<sup>2</sup> Block with full side access and secure Colourbond Fencing
- Updated Kitchen (renovated 2011)
- Air-Conditioning & Ceiling Fans throughout
- Roof Re-Capped (2014) & Ceiling Insulation
- Established Gardens & Fruit Trees
- Large Alfresco Area flowing from kitchen/dining - perfect for entertaining
- Close to Dicky Beach, Surf Clubs & Coastal Walking Tracks
- Within Currimundi State School & Caloundra State High Catchments
- Ideal for Families, Investors, or a Relaxed Beachside Lifestyle
- Rent Appraisal - \$740-\$780p/w\*\*

Approx.\*

#### MORE DETAILS

Property ID	31JHYX
Property Type	House
Land Area	639 m2
Including	Toilets (1)

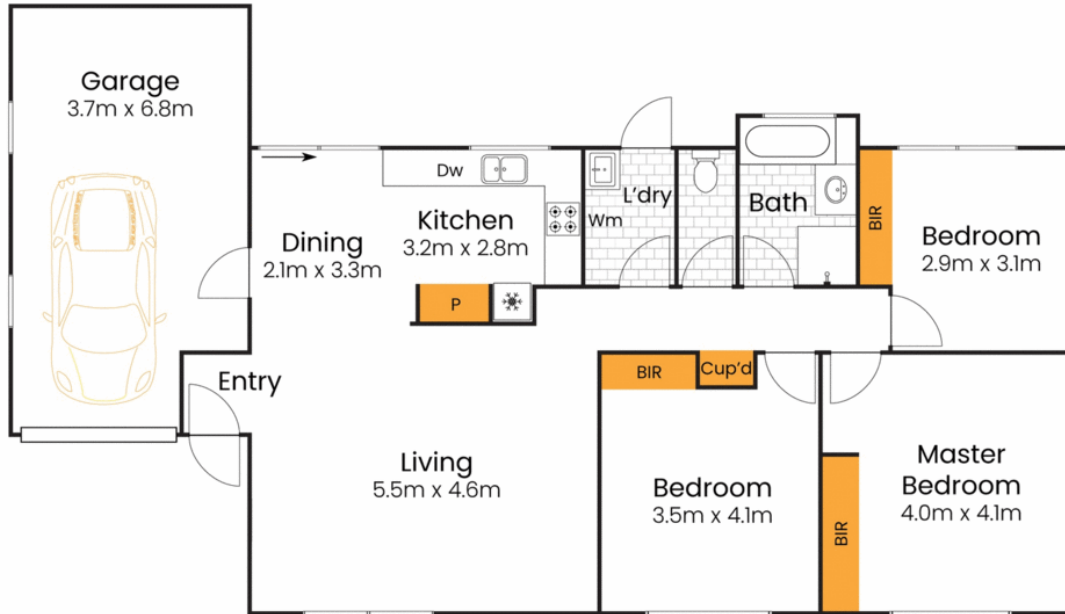
#### Ethan Forbes 0429 703 480

Sales Consultant | ethan.forbes@ljhooker.com.au

#### LJ Hooker Caloundra | Aura (07) 5318 7277

1 Edwards Terrace, BARINGA QLD 4551  
caloundraaura.ljhooker.com.au | aura@ljhooker.com.au





Approx House Area 124m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer.

**20 Millbong Street, Battery Hill**

**LJ Hooker** + **Team Forbes.**  
Caloundra | Aura

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker**