

10 Coastal Avenue, Beerwah

## OPEN HOME CANCELLED

Have you been dreaming of a property that offers the space and privacy of a half-acre block, without the constant maintenance? 10 Coastal Avenue delivers exactly that. Positioned on a generous 800m<sup>2</sup> fully fenced block, this beautifully presented home has been thoughtfully curated over the past few years to create an incredibly private, practical and inviting place to live. With expansive outdoor areas, established gardens, excellent side access and an enormous shed, the property feels considerably larger than its land size suggests.

Location is another major advantage. Tucked away in a quiet, friendly pocket of Beerwah, you are still only 500 metres from Beerwah Marketplace, Woolworths, cafés, shops, hairdressers and everything you could need for day-to-day living.

Inside, the home offers a spacious and functional floorplan with four bedrooms, including a generous master suite positioned privately at the rear of the home with its own spacious ensuite and air conditioning. Two separate living areas provide plenty of room for the family to spread out, with air conditioning to the main living area, while the generous kitchen with modern appliances sits at the heart of the home. A beautifully renovated main bathroom, internal laundry and double-bay garage round out a home that is as practical as it is

4 2 5

### FOR SALE

Best Offer by 27th of September

### VIEW

Sat 3rd Oct @ 10:30AM - 11:00AM

### AGENTS

Jack Cornford  
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jack.cornford@ljhooker.com.au

### AGENCY

LJ Hooker Beerwah  
(07) 5492 1874

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.



beautifully presented.

#### Property Features:

- Four-bedroom family home
- Spacious master suite positioned privately at the rear
- Generous ensuite
- Air conditioning to the master bedroom and main living area
- Beautifully renovated main bathroom
- Two separate living areas
- Generous kitchen with modern appliances
- Internal laundry
- Double-bay garage
- Massive covered outdoor entertaining area
- Complete outdoor blind system providing excellent shade and weather coverage
- Huge \*\*9m x 6m shed\*\*
- Spacious rear shed lean-to with wash basin and additional storage
- Excellent side access
- Portable boat/caravan storage area
- Plenty of room for a future pool
- Fully fenced with excellent privacy
- Beautiful established gardens
- Raised veggie garden planter boxes
- Two rainwater tanks providing ample water storage
- 5.2kW solar system
- Garden shed
- Additional outdoor storage
- Dedicated bin storage area
- Just 500m from Beerwah Marketplace and local amenities

10 Coastal Avenue is truly a home of class, character and beauty that has been carefully considered and improved over the years. It offers the space and versatility you would expect from a much larger property, while retaining the ease and convenience of an 800m<sup>2</sup> block right in the heart of Beerwah.

Opportunities offering this combination of location, privacy, shedding, side access and usable outdoor space are becoming increasingly difficult to find.

Call Jack today to secure this incredible home.

#### MORE DETAILS

|               |                                                                 |
|---------------|-----------------------------------------------------------------|
| Property ID   | 6VJ29                                                           |
| Property Type | House                                                           |
| House Size    | 206 m2                                                          |
| Land Area     | 800 m2                                                          |
| Including     | Air Conditioning<br>Courtyard<br>Built-in-Robes<br>Fully Fenced |

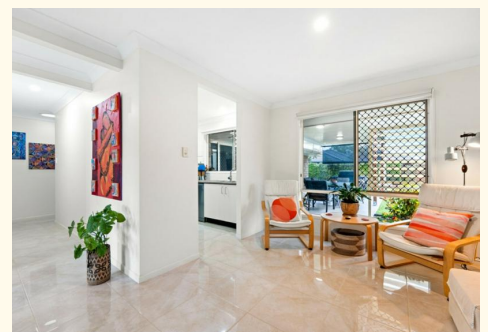
**Jack Cornford 0484 241 803**

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## 10 Coastal Avenue, Beerwah



This floorplan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floorplan.

Land size: 800m<sup>2</sup>  
Internal 126m<sup>2</sup>  
External 80m<sup>2</sup>