



## Caloundra, 7 Hodgens Street

Location Location Location! 500m to Kings Beach, Huge 650m2 Block!

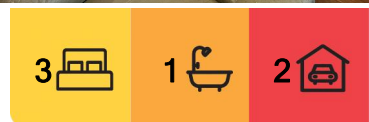
Ethan Forbes from LJ Hooker is delighted to bring to market a hidden gem! Discover the perfect blend of coastal living and family comfort at 7 Hodgens Street, Caloundra. This spacious two-storey residence is ideally situated on a serene, north-facing street, just 500 metres from the vibrant Kings Beach, known for its surf club, pool, restaurants, and bars.

### Key Features:

- Generous Living Space: The upper level boasts a large lounge and dining area, three well-sized bedrooms, a modern kitchen, and a spacious bathroom, catering to all your family's needs.
- Functional Design: A separate laundry room enhances the home's practicality, while ample storage solutions ensure a clutter-free environment.
- Outdoor Enjoyment: The wrap-around verandah offers a perfect spot to relax and enjoy the refreshing sea breeze. The property also features a front verandah and a back deck



**Disclaimer:** 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.



**For Sale**  
For Sale

**View**  
[ljhooker.com.au/2XTHYX](https://ljhooker.com.au/2XTHYX)

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

overlooking a fenced yard, ideal for pets and outdoor activities.

- Potential for Expansion: The lower level presents an opportunity to add an extra bedroom, bathroom, or rumpus room, allowing you to tailor the space to your family's unique requirements.
- Secure Parking: The property includes lock-up garages, fob security entry, security gates on doors, and Crimsafe blinds on windows, providing peace of mind.
- Convenient Location: Proximity to schools and shops makes daily life convenient, while the property's location offers excellent investment potential.
- Solar: 6.6Kw system on roof keeps your electricity bills low!

With the current owners ready to relocate, this property presents an incredible opportunity for families seeking extra space, builders looking for a renovation project, or investors interested in growth opportunities in a popular beachside location.

Don't miss out on securing this family-sized home close to the beach in beautiful Caloundra.

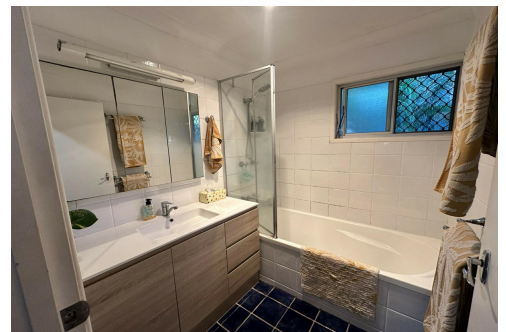
Contact Ethan on 0429 703 480 to make it yours!

## More About this Property

<b>Property ID</b>	2XTHYX
<b>Property Type</b>	House
<b>House Size</b>	175 m2
<b>Land Area</b>	650 m2
<b>Including</b>	Toilets (1)

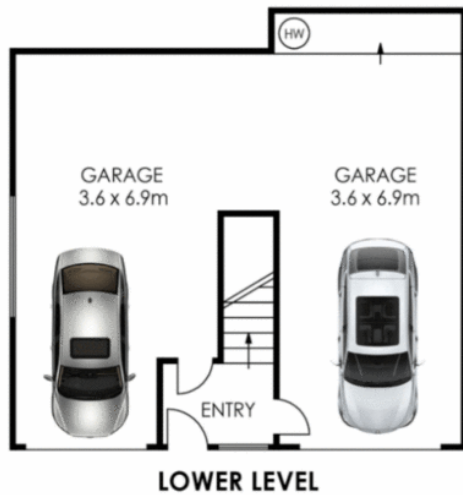
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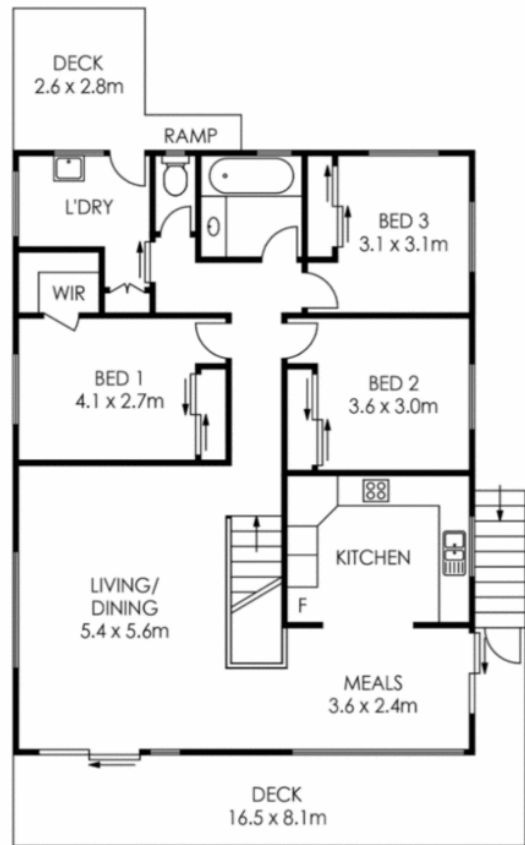


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LOWER LEVEL



UPPER LEVEL

7 Hodgens Street, CALOUNDRA

7094 A 11

ARTIST IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. [www.fratterphoto.com](http://www.fratterphoto.com)

INTERNAL : 175m<sup>2</sup>  
EXTERNAL : 30m<sup>2</sup>  
TOTAL : 205m<sup>2</sup>

