

1/10 Sky Street, Caloundra West

## Buy #1, Buy #2, or Buy Both! Turn Key Investment, First Home or Downsize.

Ethan Forbes from LJ Hooker proudly presents 1/10 Sky Street, Caloundra West.

Some homes simply make life easy, and 1/10 Sky Street is one of them.

Thoughtfully designed across two levels, this well-kept property offers the space and functionality growing families, first-home buyers, and investors are searching for, without the maintenance that often comes with a traditional family home.

Downstairs is where everyday life happens. The tiled flooring makes cleaning a breeze, while the open-plan kitchen, living, and dining area creates a practical central hub for busy households. Finished with electric cooking appliances and plenty of storage, the kitchen is designed to handle everything from weeknight dinners to weekend entertaining.

The layout flows effortlessly through to the outdoor entertaining area,

3  2  2 

**FOR SALE**  
\$849K+

**VIEW**  
Sat 4th Jul @ 1:00PM - 1:30PM

**AGENTS**  
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**AGENCY**  
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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**

creating a home that feels connected, practical, and easy to live in. Whether you're hosting friends for a weekend barbecue or enjoying a quiet night at home, the floorplan has been designed with everyday comfort in mind.

Step outside and you'll find a covered alfresco area overlooking a fenced front yard complete with a patch of grass for kids and pets to enjoy. Established front gardens give the property privacy, and give the property a homely feel.

Upstairs, the master bedroom enjoys the privacy of its own ensuite and a walk-in wardrobe that can be neatly closed away behind a sliding door, keeping the space feeling organised and uncluttered. The remaining bedrooms all feature built-in wardrobes and ceiling fans, while a dedicated study nook provides the perfect space for working from home, study, or even a small children's activity area.

Families will appreciate the inclusion of a bathtub in the main bathroom, perfect for young children or simply unwinding after a long day. Comfort is further enhanced with ceiling fans throughout the home, while soft carpeting upstairs and in the bedrooms creates a warm and inviting feel.

Practicality hasn't been overlooked either, with a double lock-up garage, dedicated laundry space, and a water tank helping to keep water usage and household costs under control.

Positioned within walking distance of parks, playgrounds, Unity College, and Izba Café, you'll enjoy having everyday essentials right at your fingertips. When it's time to head to the coast, Caloundra's CBD, stunning beaches, cafés, and restaurants are only a short drive away.

Best of all, the property is ready for immediate occupancy, allowing you to move straight in and start enjoying everything this fantastic home has to offer.

#### Key Features:

- Three bedrooms, two bathrooms, double lock-up garage
- Open-plan kitchen, living and dining area
- Electric appliances in the kitchen
- Master suite with ensuite and walk-in wardrobe with sliding door enclosure
- Built-in wardrobes to all remaining bedrooms
- Dedicated upstairs study nook or flexible workspace
- Ceiling fans throughout
- Tiled living areas downstairs for easy cleaning
- Carpeted upstairs and throughout the bedrooms
- Main bathroom with bathtub
- Covered outdoor alfresco area
- Fenced yard with grassed area for children and pets
- Established front gardens
- Dedicated laundry space within the garage
- Water tank to help reduce water consumption
- " Available for immediate occupancy
- Walking distance to parks, playgrounds, Unity College and Izba Café
- Approximately 10 minutes to Caloundra CBD and local beaches

Offering space where you need it, practicality where it matters, and a location that continues to grow in popularity, 1/10 Sky Street presents an outstanding opportunity to secure a move-in-ready home in the heart of Caloundra West.

Contact Ethan on 0429 703 480 to make it yours.

Disclaimer: We've taken every care to ensure the information presented is accurate and sourced from reliable materials; however, no guarantee is provided. Buyers should complete their own inspections, enquiries, and searches and rely on their own findings.

## MORE DETAILS

Property ID	3A9HYX
Property Type	House
House Size	165 m2
Including	Ensuite
	Toilets (2)

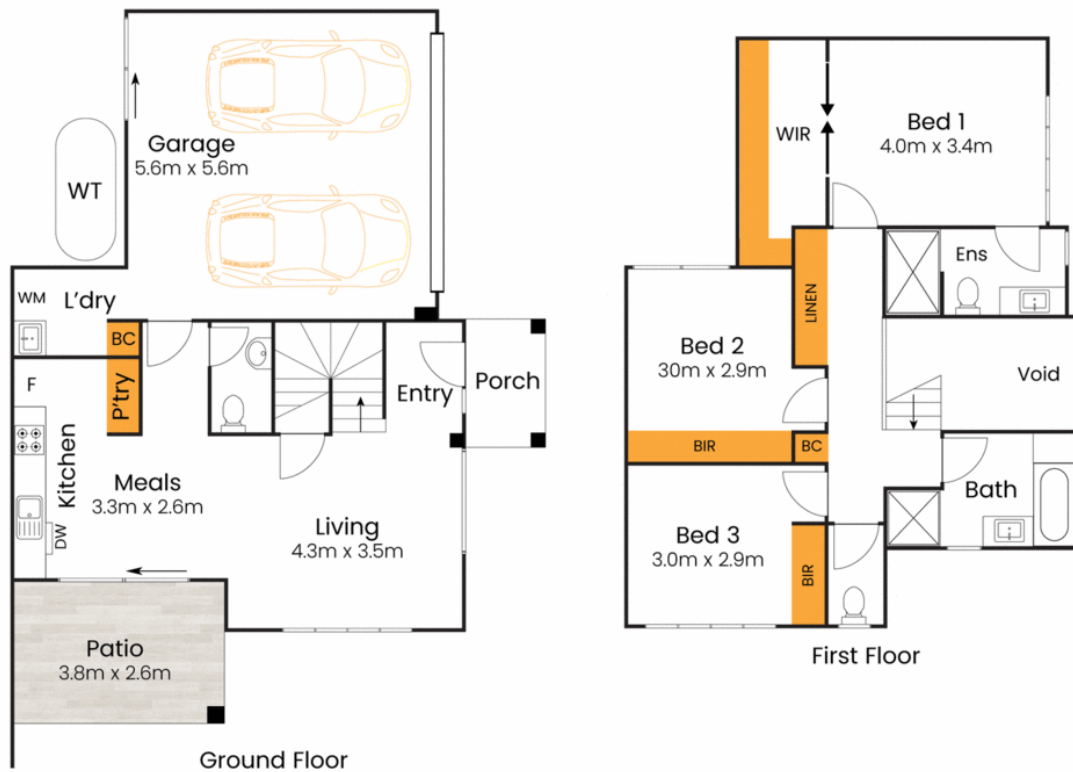
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Approx House Area 165m<sup>2</sup>

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

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

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