

**Sold**



13 Poinciana Street, Cooya Beach

## COASTAL COMFORT &ndash; MODERNISED HOME OPPOSITE THE BEACH

If you like the beach, you're going to love the location of this beautifully presented home that is perfectly positioned across the road from Cooya Beach and has been thoughtfully updated for effortless tropical living.

Modernised throughout, this inviting home combines comfort, functionality and space.

Recent upgrades include new flooring, new split system air conditioners, fresh paint inside and out, and all-new electricals.

Step inside to discover a large, modern kitchen and an open-plan layout that flows effortlessly to the private back patio and elevated sundeck &mdash; the perfect spot for entertaining or unwinding.

The three comfortable bedrooms all come complete with air conditioning, ceiling fans and built-in wardrobes, while the modern bathroom is complemented by an additional bathroom located in the garage &ndash; ensuring every detail has been considered for

3 2 4

**FOR SALE**  
Offers Over \$699,000

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relaxed coastal living.

Outside, the fiberglass pool glistens against the backdrop of soothing ocean sounds, while the large two-bay shed and side access provides all the room you'll need for your toys, whether it be a boat, caravan, trailer, or all three.

The double garage includes extra storage at the rear, and the fully fenced yard adds privacy and security.

All the hard work has been done, so all you need to do it move in, relax, and enjoy the sea breeze.

Don't miss this opportunity to secure your slice of coastal paradise! Our vendors have purchased elsewhere so the motivation to sell is high.

For all the details or to request an inspection, contact Nicki on 0474 444 583 or [nsamson.portdouglas@ljhooker.com.au](mailto:nsamson.portdouglas@ljhooker.com.au)

## MORE DETAILS

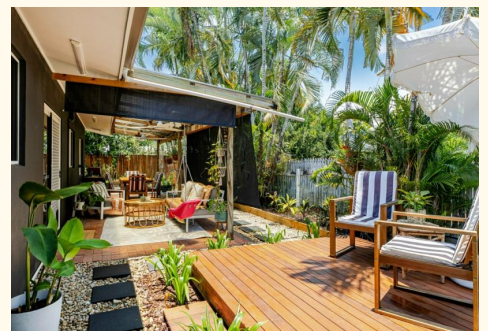
Property ID	13VMF4A
Property Type	House
Land Area	791 m2
Including	Air Conditioning Toilets (2) Pool Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Ceiling Fans Across from Beach Large Shed Side Storage

**Nicki Samson 0474 444 583**

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TOTAL : 791.0m<sup>2</sup>

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