



42 Barrbal Drive, Cooya Beach

FRESH FULLY OPTIONED OCEAN BREEZE HOME

Enjoy the new home feel of this recently completed, low maintenance, fully optioned Cooya Beach home that is built for the tropics and ready to welcome new owners.

While it was intended as our vendor's dream tropical escape, a change in circumstances means that dream can now be yours.

Offering four air-conditioned bedrooms, two modern bathrooms, two living/entertaining areas and an open plan living, dining and entertaining space, the home is located within the ever-popular Ocean Breeze Estate.

Established lawns, gardens and a wide driveway frame the entry through feature double doors that open to reveal a privacy wall which prefaces the first living/entertaining space.

Two of the four bedrooms are located adjacent to this space and come complete with air conditioning, ceiling fans, built-in wardrobes, nice natural light and plush carpet.

With its high raked ceilings, the central living area is bright and breezy

4 2 2

AUCTION

Sat 21st Nov @ 10:00AM

VIEW

By Appointment

AGENTS

Nicki Samson

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



and has all your entertaining, dining and relaxing needs covered. Twin sliding doors off this space open onto the large, shady, covered patio that prefaces the sparkling pool.

Back inside, the well-appointed kitchen has everything you need to inspire your culinary aspirations including a large island bench with stone benchtop, oversized oven, low profile cooktop, dual feature sinks, dishwasher and ample storage.

The expansive air-conditioned master suite resides privately away from the other bedrooms and features pool access, a walk-in wardrobe and large ensuite with walk-in shower and separate toilet.

Similarly impressive is the second bedroom that also enjoys direct access to the main bathroom with its shower, deep bath, floating vanity and convenient separate toilet.

The laundry with extra storage completes the offering inside.

Outside, the 6x3 metre pool takes centre stage and is complemented by glass fencing, quality paving and well-established lawns.

Add the dual side access, fully fenced back yard, double garage, additional storage, quiet neighbourhood, and walking distance to the park, beach and daycare centre and the impressiveness of what is on offer becomes all the more apparent.

This feature packed property will be taken to auction on Saturday 21st November. To ensure you are ready for auction day, contact Nicki on 0474 444 583 or nsamson.portdouglas@ljhooker.com.au

Please Note: this auction will be held on site and online via Realtair on 21/11/2026 at 10:00am, unless sold prior to auction.

The property is being sold via auction / without a price so a price guide cannot be legally provided. Websites may have filtered the property into a price bracket for website functionality purposes.

MORE DETAILS

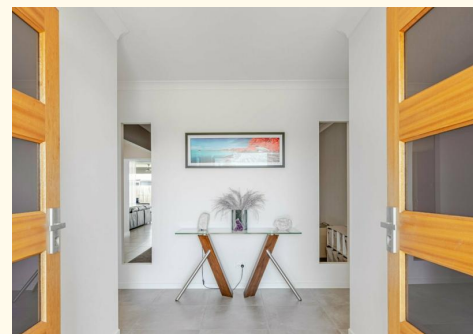
Property ID	144UF4A
Property Type	House
Land Area	600 m2
Including	Ensuite Study Air Conditioning Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Nicki Samson 0474 444 583

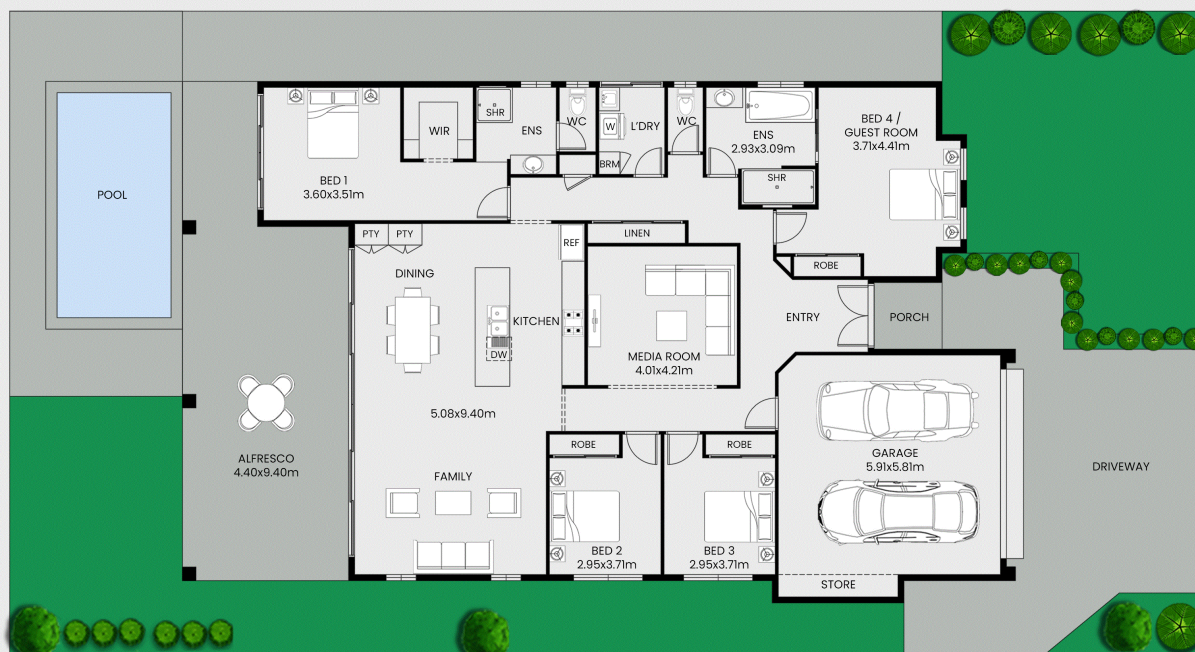
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

