



34 Jones Street, Mooloolah Valley

Big Backyard. Smart Buy. Zero Fuss. Call Now! 0429 703 480

Ethan Forbes is proud to present 34 Jones Street, Mooloolah Valley.

Whether you're looking for your first home, a smart investment or somewhere easy to settle into and enjoy, this one is worth a look.

Set on a generous 460m² block, this three-bedroom home offers the combination buyers are always chasing: comfortable living, plenty of outdoor space, low-maintenance appeal and a location that keeps you close to everything you need.

Inside, the home has plenty of character, with VJ walls, timber-look flooring and a warm, welcoming feel throughout. The kitchen is modern and practical, with plenty of storage, dishwasher, electric cooking and good fridge and pantry space, while the large open-plan living and dining area gives you plenty of room to spread out.

Step outside and you've got two great spaces to enjoy. A front deck that's perfect for the morning coffee, plus a larger rear entertaining deck for afternoons with friends and family.

The backyard is easy to look after, while side access gives you the

3 1 2

FOR SALE
\$795K+

VIEW
Sat 26th Sep @ 12:00PM - 12:30PM

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**

flexibility to accommodate a caravan, boat, trailer or whatever else you need to store.

For investors, the property is currently estimated to return around \$650 - \$680 per week, while owner-occupiers will appreciate how little there is to do other than move in and make it your own.

And then there's the location. You're a 1 minute walk away from Mooloolah Valley's local shops, IGA, cafes, restaurants and everyday amenities, with easy access to the Bruce Highway. From here, you're around 20 minutes to some of the Sunshine Coast's best beaches and approximately an hour to Brisbane.

Key Features:

- Three bedrooms, all with ceiling fans
- Built-in robe to one bedroom
- Modern bathroom with rainfall shower and black tapware
- Modern kitchen with dishwasher, pantry and plenty of storage
- Spacious open-plan living and dining
- Character VJ walls throughout
- Timber-look vinyl flooring
- Front deck plus large rear entertaining deck
- Separate laundry with outdoor access
- Double garage
- Side access for caravan, boat or trailer
- Large solar array
- " Low-maintenance gardens
- " 460m² block
- Estimated rental return of \$650 - \$680 per week
- Approx. 20 minutes to Sunshine Coast beaches
- Approx. 1 hour to Brisbane

Simple, practical and easy to enjoy, 34 Jones Street is the sort of property that makes sense whether you're buying your first home, adding to the portfolio or looking for somewhere to settle in.

Contact Ethan Forbes on 0429 703 480 to arrange your inspection today!

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

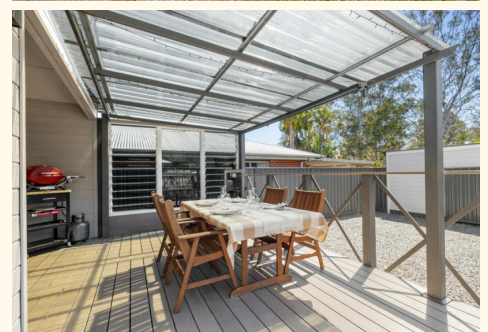
Property ID	7NJ2A
Property Type	House
Land Area	460 m2
Including	Toilets (1)

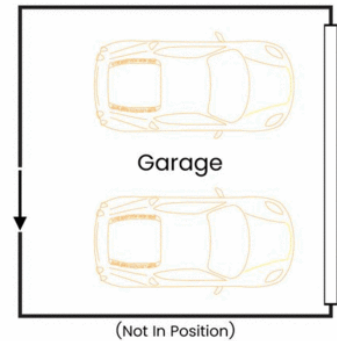
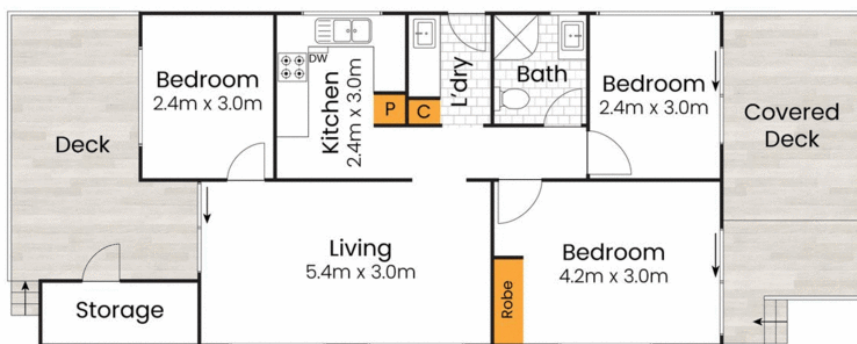
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Approx House Area 80m²

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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