



Lifestyle location and loads of potential

FIND. Set on a double block this undercapitalised beach shack is in tidy, original condition and offers exciting potential to renovate or re-build and capitalise on this premier lifestyle location.

LOVE. With a leafy setting in the quiet backstreet of this coastal pocket, a neat, practical floorplan and a good-sized level sideyard, the home is sure to appeal to first homebuyers, holiday makers, savvy investors and anyone with a keen renovator's eye or a dream to build a bespoke home

- Good-sized central living area
- Two good-sized sleepout bedrooms
- Combined bathrook/laundry with seperate toilet
- Sunny northerly aspect that captures the breezes
- Lock up garage full of character

LIVE. Ideal for anyone looking to secure a relaxed beaches lifestyle, the property is close enough to walk everywhere putting all the area's lifestyle benefits at your fingertips. Stroll up to the iconic pub for a beer and dinner or a swim at the main beach. Easy walk to Coorooman Creek for a fish or have the boat on the water within 10 minutes to explore the close off-shore islands. This is a forgotten paradise, discover it today.

RATES/SIZE:

Water rates: Per Kilolitre of usage

Council rates: Approx \$1,463.95 per 6 months

2 1 2 814 m2

Price	SOLD
Property Type	Residential
Property ID	367
Land Area	814 m2

Agent Details

Alan Buehow - 0417 616 859

Office Details

Emu Park

55 Ferguson St Emu Park QLD 4710

Australia

0417 616 859



Size: Approx 814 sqm

Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Buehows Real Estate makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.