

Sold



Unit 49, 31 North St, Caloundra



## PERFECT VILLA IN THE HEART OF CALOUNDRA!

This is the perfect villa for 1st time buyers or empty nesters!

A wonderful lifestyle is on offer with this single level 2-bedroom brick veneer unit in the desirable "Village Green" complex. With so much on offer and perfectly positioned only a short walk to the local shops, cafes and nearby Golden Beach, makes this a must see.

Generous proportions throughout this newly painted villa, you enter the home through an impressive porch area into the open plan air-conditioned lounge and dining area. With a spacious galley style kitchen boasting ample storage and bench space, electric cooktop, wall oven, dishwasher, separate laundry and direct internal access to the garage with tiled floor.

Both bedrooms are well sized and equipped with ceiling fans. Additional features include ducted air-conditioning, internal laundry space, security screens, garden shed and internal access from the single garage.

With a choice of outdoor undercover entertaining areas including a private courtyard style north facing rear patio and front patio with adjustable roof fins, perfect for entertaining all year round.

🚗 2 🏠 1 🚗 1

**Price** SOLD for \$540,000

**Property Type** Residential

**Property ID** 247

### AGENT DETAILS

Marie Moriarty - 0407 798 615

Sean Moriarty - 0439 979 294

### OFFICE DETAILS

Moriarty Real Estate

07 3886 7749



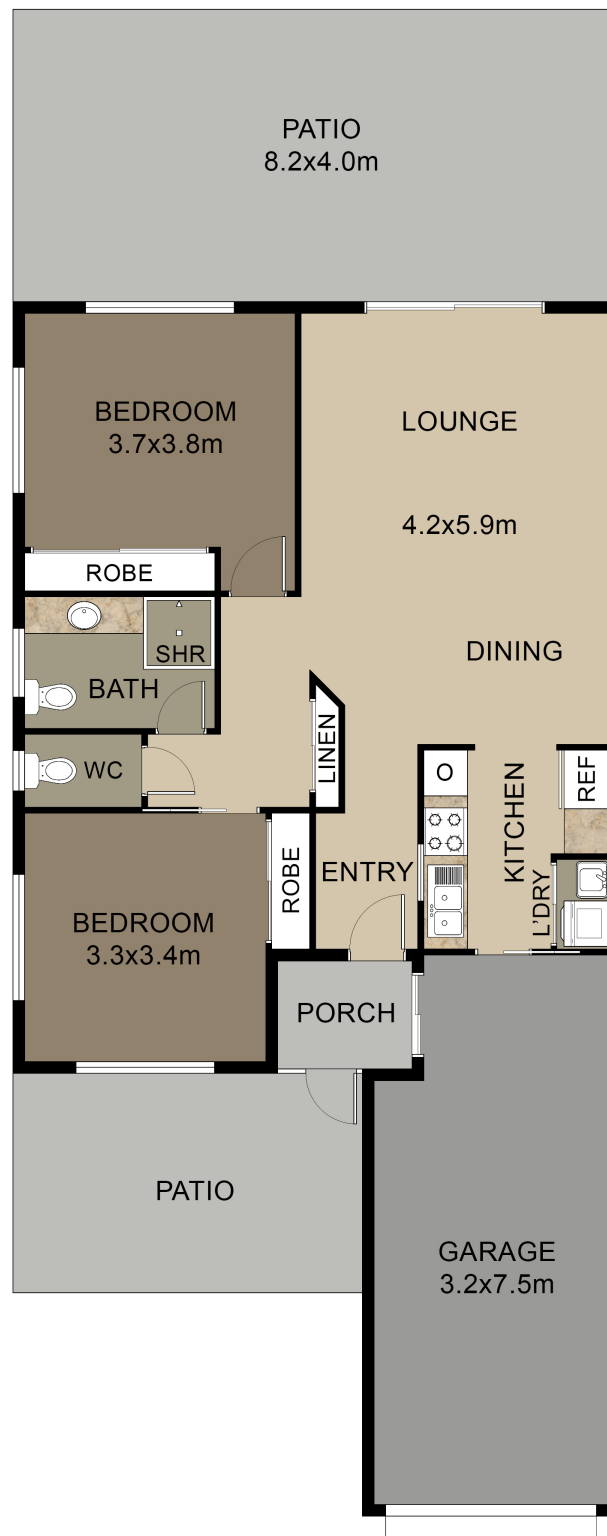
Enjoy a laid back lifestyle within this immaculately maintained complex and wonderful community in prime location within walking distance to many amenities including several Shopping Centres, Caloundra CBD, Medical Centres, Hospital, RSL, Tavern, Cafes, the sparkling waters of the Pumicestone Passage and Caloundra's Scenic Coastal Walkways.

Features you will love:

- Air conditioned lounge/dining area
- Good size Galley kitchen
- Two good size bedrooms
- Separate toilet
- Family bathroom with second toilet
- Choice of outdoor living area
- Garden shed
- Solar panels
- Newly painted
- Private secure courtyard
- Private parking
- Walking distance to local amenities

Whilst every care is taken in the preparation of the information contained within this advertisement, Moriarty Real Estate will not be held accountable for any error or misinformation.

*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.*



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Moriarty Real Estate gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Unit 49/31 North Street, Caloundra Qld 4551