

Sold



11 Wannan St, Maroochydore



UNCONDITIONAL CONTRACT - More Listings Needed

Built to last, this large and very solid family home is located just minutes from the heart of Maroochydore with close access to schools, public transport, major shopping centres, restaurants, medical facilities, beaches, boating and fishing and the airport. And speaking of heart this home has been a very happy home to the one family for almost 44 years. It's been very well maintained and had some great additions, but its ready for a cosmetic make over.

#### Features we love:

- Solid brick and tile construction, with hardwood timber floors upstairs
- 3 generous sized bedrooms with built in robes, 2 bathrooms plus a study/storage room
- Large kitchen with formal dining room, separate lounge and a huge front verandah
- Rumpus or games room with a wet-bar downstairs, previously used as a granny flat
- Sparkling inground pool with a covered alfresco area, room for kids, pets and gardens
- Plus sized double garage with epoxy flooring and a handy workshop area

3 2 4 607m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1564
<b>Land Area</b>	607 m <sup>2</sup>

#### Agent Details

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#### Office Details

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- Secure tandem carport to fit additional cars, boat or trailer
- 2nd bathroom and full size laundry are downstairs for easy pool and guest access
- Huge potential for renovation, a home based business, even a granny flat (STCA)
- Committed seller - Online Offers Close Saturday 30 December

Generously proportioned, the first level hosts the 3 bedrooms and family bathroom, kitchen, formal dining and separate, air conditioned lounge room which opens to the large concreted front verandah. The functional kitchen is in full working order with quality appliances but it's dated and ready for someone with some decorating flair. The beautiful polished hardwood floors are concealed under carpet, ready to shine again.

Downstairs you will find the formal entry and the games room complete with pool table and wet bar. This area was fitted out as a granny flat when the home was purchased nearly 44 years ago, so could be restored subject to council approval. Also downstairs is the second bathroom and large laundry, ideal for visitors using the games room and pool. The garage with it's low fuss epoxy flooring and 2 remote operated doors, is large enough to include a workshop area, under stair storage and an additional room ideal for storage, craft or a home office.

In addition to the large double garage there is a gated tandem carport which can accomodate your extra vehicles, trailer, small boat or other maritime toys. The large pool adjacent to a covered alfresco entertaining area is the final compliment to this very family oriented home. The house is securely fenced making it ideal for kids and pets, and there's even room for a few veggie beds.

As an additional lifestyle and convenience bonus the property is within walking distance of both the Primary and Secondary School, and just metres from the canal front walkways. Beaches, restaurants, major shopping facilities, cinema and medical facilities are all just minutes away

Houses of this size and quality are prime targets for renovation so bring your imagination along for an inspection. Floor and site plans are available, a Building and Pest Report has been arranged and will be available on request.

Based on recent sales offers over \$900,000 are invited using our transparent online offer process. Please contact the agent for a link to register. Offers Close at 4.00pm on Saturday 30 December with 30 day vacant possession.

USE THIS LINK TO SIGN UP AS A BUYER AND MAKE AN OFFER

<https://sunshineestateagents-offer.marketbuy.com.au/sign-up/p/aer/11-wannon-street-maroochydore>

interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.