

**9 Marsh Road, Mount Coolum, QLD, 4573**



**Acreage Semi-rural For Sale**

Wednesday, 18 December 2024

9 Marsh Road, Mount Coolum, QLD, 4573

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 5**

**Type: Acreage Semi-rural**



Scott Walters  
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## Renovators Delight On Coolum Beach Acreage

This impressive, elevated acreage on over 2ha of land is one of only a small handful that exist within the Coolum Beach suburb and rarely do they come to market.

First time ever to the market solid brick 6-bedroom home is perfectly positioned only 12 mins to the main beach at Coolum and less than 3.5km to the closest beach at the Yaroomba Foreshore.

Bring your paintbrush and imagination, this solid brick home with high-ceilings and dual-living potential is ready to capitalize on growth in Coolum and equity you can add through updating and renovation.

From the front door, the grand wooden staircase within a brick enclave leads up to the primary living space with hardwood timber floors, high raked ceilings, and large kitchen with expansive walk-in pantry.

The long hallway allows easy access to the large separate laundry, main bathroom, separate toilet and rear-yard access before continuing through to the 4 bedrooms, the main having a small ensuite. This entire upper level is blessed with a full-length verandah with views to Mount Coolum.

Off the opposite side of the primary living, a large octagonal gazebo perfect for entertaining and hosting a grand dinner sits proudly on the northern side of the home with separate stair access to the backyard.

Downstairs has another two bedrooms, separate living area, large bathroom, and utility room with a back door that's ready for a second kitchen to facilitate genuine dual-living.

The gently sloping ground also showcase two large carports for up to 5 vehicles, separate caravan/boat storage, and a full bitumen driveway that winds down the grounds to the main road.

Unique opportunities like this are rarer than hen's teeth. For more information and to book an inspection, call the listing agents Scott Walters on 0447 474 982 or Garren Reisinger on 0476 950 007

\*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.