

**30 Kerrs Lane, Coes Creek, QLD, 4560**

**CENTURY 21**

**House For Sale**

Friday, 15 November 2024

30 Kerrs Lane, Coes Creek, QLD, 4560

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## **Rare Opportunity! Elevated 3769m2 Allotment with Subdivision Potential**

Being long held by a local family, a property such as this rarely comes to the market. Offering opportunity for the developer/investor with the potential for subdivision (STCA); or for the astute buyer looking for acreage living in town this versatile property is a must see.

For the developer/investor this easily accessible, low residential zoned block with good frontage, has the house set to the back of the block allowing possibility for subdivision potential. (STCA).

For the home owner / family, this established and well loved home is situated in the tranquil setting of Coes Creek. The home offers a versatile and inviting space for its new owners. Upstairs you will find an open combined living and kitchen space with air-con. Three comfortably-sized bedrooms all have built-ins, and the one bathroom has been recently updated with modern features. There is a second, separate and external toilet. The home provides a cosy yet functional layout. Adding to the living space is the wide full length balcony with glorious views over to Mount Ninderry.

Downstairs you will find the laundry, and plenty of room for storage. There is a 9mx6m shed with power, perfect for workshop and garaging. Another single bay shed, plus single carport. Other features include: rainwater tanks plumbed into the house, solar power connected to grid, and the large 3769m2 block gives you options to add to the mix of already established fruit trees plus more.

Coes Creek is nestled amidst the scenic beauty of the Sunshine Coast Queensland. Only approx. 7 min away, Nambour CBD offers a variety of shops, dining and entertainment options. Multiple school options are conveniently located in the Nambour/Coes Creek Area.

Centrally located on the Sunshine Coast, the best of hinterland and beach escape is at hand, being approximately a 20min drive to the idyllic village of Montville, and approximately 25mins to Alexandra Headland and beaches.

This property is presented for Expressions of Interest with a closing time & date of 10:00am 03/12/2024. PLEASE NOTE: Offers can be presented and will be considered at any stage in this timeframe.

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