

**37 Coogeen Street, Sorrento, QLD, 4217**



**House For Sale**

Tuesday, 31 December 2024

37 Coogeen Street, Sorrento, QLD, 4217

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Russell Rollington  
0755385777



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## Dress Circle Central Location - Single Level Brick & Tile Home

First time available in over 20 years, unique opportunity to secure this single level well-built brick and tile family home in the dress circle and family friendly suburb of Sorrento.

Set on a generous 511m<sup>2</sup> block with large grassed side and backyard areas and favoured North facing aspect on a quiet tree lined street, this solid home is ideal to live in, great secure investment or to renovate into your dream Sorrento home, the choice is yours.

Featuring a mix of floating and tiled floor, open plan living and dining, feature front entrance courtyard, updated kitchen with plenty of bench space and quality appliances, three spacious bedrooms all with built-ins plus option for potential fourth bedroom or second living space in the internal garage, updated bathroom with bath, separate powder room and separate laundry plus off street secure parking and room for additional cars or caravan.

Great entry level opportunity into the popular and tightly held suburb of Sorrento, only a short stroll to Sorrento Shopping Village, prime central location close to schools, parks, transport, hospitals, medical, multiple shopping, dining and entertainment precincts and Surfers Paradise beach.

- Sorrento entry level single level family home
- Brick and tile, well built, solid construction
- 3 bedrooms + potential 4th bedroom area
- Open plan living and dining, entry courtyard
- Generous fully fenced block with grassed areas
- Sunny North facing backyard, plenty of scope
- Bathroom with bath, separate powder & laundry
- Off street parking for multiple vehicles & caravan
- Will sell on or before auction, inspect today

Auction: 'Auctions in Paradise' Tuesday 28 January 2025 5pm in-rooms at shop 5/35 Orchid Avenue, Surfers Paradise (unless sold prior).

For further information contact the exclusive agents:

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Surfers Paradise First National

### STATEMENT TO CONSUMER

Pursuant to section 214(5)(b) or 216(5)(b) of the Property Occupations Act 2014 Act this property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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