



## 16 Discovery Drive, COOLOOLA COVE, QLD 4580

### BIG HOME- BIG SHEDS- BIG POOL- SMALL PRICE

We are pleased to present an exceptional value for money property: This very spacious home, cherished for over 20 years, is now ready for a new owner.

#### Key Features of the Home:

- Kitchen: Extremely large with electric appliances, a dishwasher, and a generously sized walk-in pantry. Perfect for family cooking.
- Dining Room: A massive main dining area, ideal for large dinner parties and family gatherings.
- Lounge: An expansive air conditioned living room offering ample flexible space, easily accommodating a pool table or multiple seating arrangements.
- Master Suite: Features air conditioning, sufficient space for a king-size bed and a sitting area, there is also a walk-in robe, and an ensuite bathroom.
- Bedrooms 2 & 3: Both include ceiling fans and wind-down external awnings. Bedroom 3 also has a built-in robe.

**TYPE:** For Sale

**INTERNET ID:** 22P1654

#### SALE DETAILS

**\$879,000**

#### CONTACT DETAILS

**Elders Real Estate Gympie**  
153 Mary Street  
Gympie, QLD  
07 5482 6444

**Shellie Bennett**  
#0414 632 960#

- Main Bathroom: A convenient one-and-a-half central bathroom layout for privacy, featuring a separate toilet, a separate vanity area, and a separate shower and bath area.
- Laundry/Office: This space combines the laundry and an office, and is easily accessed via the kitchen.
- 3.5kw Solar energy

## Outdoor Amenities & Location:

- Pool: A large 12x4 meter inground swimming pool with a new chlorinator and sand filter.
- Yard: Fully fenced backyard with gated access directly to the rear reserve.
- Shedding: Exceptional storage capacity with three separate sheds:
  - One 3-bay shed with drive-through access.
  - A second 3-bay shed offering one car space and a large workshop.
  - A third storage/workshop shed located behind the second.
  - And a garden shed for the mower too

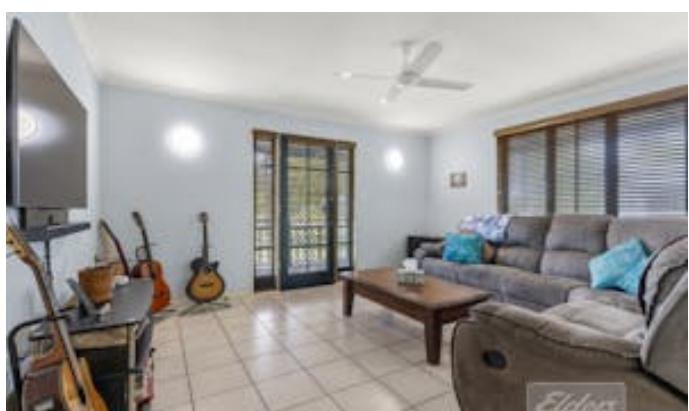
This offers plenty of room for all your vehicles, tools, and toys.

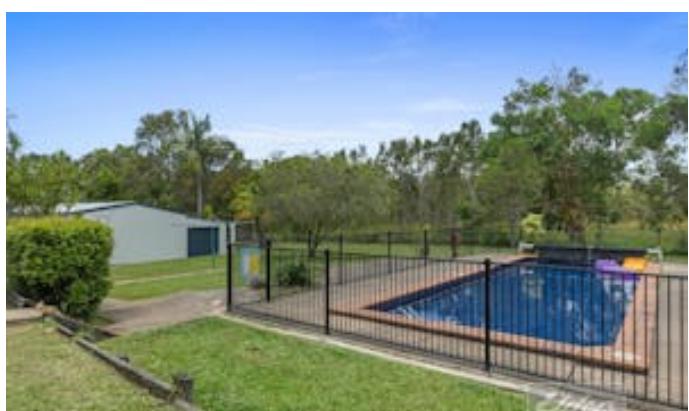
## Location:

Situated next to Federation Park and backing onto a reserve in Cooloola Cove, this home is just a 5-minute walk to the local shopping center and has a bus stop conveniently located straight across the road. It provides easy access to Rainbow Beach, Tin Can Bay, and K'Gari (Fraser Island) via a short boat ride up the Great Sandy Strait for great fishing and boating.

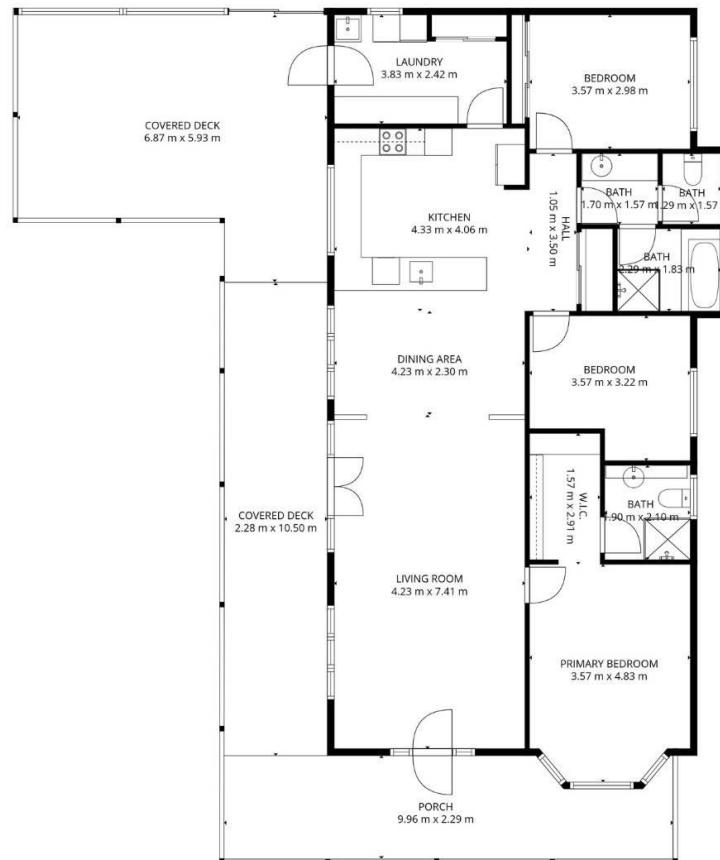
Other features: Car Parking - Surface, Close to Shops, Close to Transport, Pool, Window Treatments

- Land Area 2,469.00 square metres
- Building Area: 160.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Ensuite









**TOTAL: 133 m<sup>2</sup>**

1st floor: 133 m<sup>2</sup>

EXCLUDED AREAS: COVERED DECK: 58 m<sup>2</sup>, PORCH: 21 m<sup>2</sup>, WALLS: 8 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.