



## 28 Tom Thumb Court, COOLOOLA COVE, QLD 4580

### DUAL LIVING OPPORTUNITY AT ITS BEST

We are pleased to present this exceptional dual-living residence located in one of Cooloola Cove's most serene pockets. This beautifully maintained property is situated on a spacious 2,010 m<sup>2</sup> allotment, offering privacy and comfort just moments from local amenities, schools, and the coastline.

The main residence features:

- 3 generous bedrooms with ceiling fans and built-in wardrobes.
- 2 spacious bathrooms, including one with disabled access and another featuring a double spa.
- A well-appointed kitchen with electric appliances, a dishwasher, and ample storage.
- Expansive living areas with a dedicated study nook.
- Added benefits including tinted windows, solar power, and security screens throughout.
- A 2-car garage with remote access and additional room for storage.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 22P1662

#### SALE DETAILS

**\$999,999 +**

#### CONTACT DETAILS

**Elders Real Estate Gympie**

153 Mary Street

Gympie, QLD

07 5482 6444

**Shellie Bennett**

#0414 632 960#

The self-contained granny flat includes:

- 2 extra-large bedrooms with built-in robes and ceiling fans.
- A well-sized bathroom with a separate shower, vanity, and toilet.
- A central kitchen overlooking the backyard.
- A combined living and dining area with access to a private patio.

The outdoor space is designed for a premium lifestyle and includes:

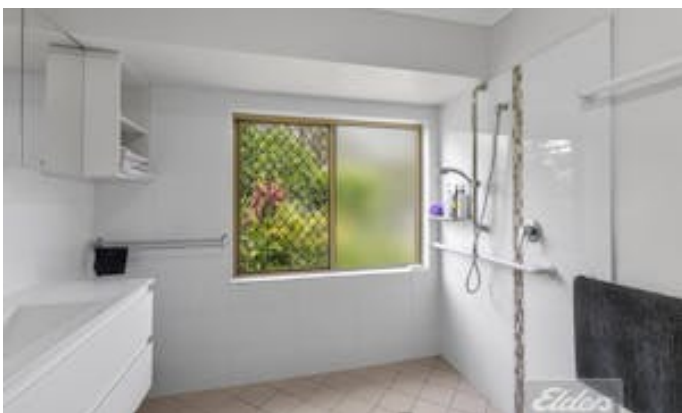
- An above-ground magnesium pool and a five-seat outdoor spa.
- An outdoor fire pit area and three separate patios.
- Professional landscaping and a fully fenced yard with an outdoor shower.
- A high-clearance extra long carport and concrete driveway.

This impeccable property is ideal for large families or those seeking dual-living flexibility. This is a rare opportunity to secure a premium asset in an area seeing strong demand and appreciation.

Other features: Disabled Access, High Clearance, Kitchenette, Openable Windows, Pool, Spa, Window Treatments

- Land Area 2,010.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Double carport
- Ensuite





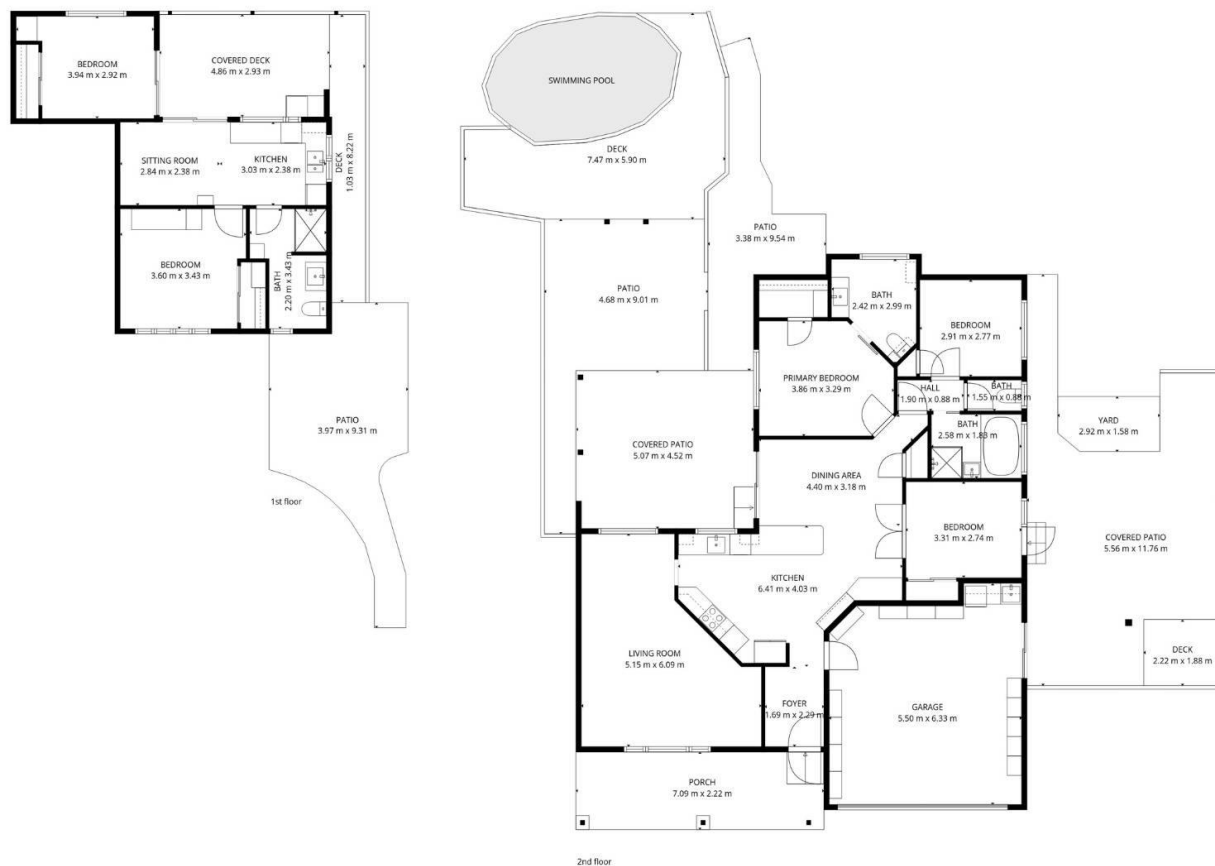












**TOTAL: 154 m2**

1st floor: 46 m2, 2nd floor: 108 m2

EXCLUDED AREAS: PATIO: 62 m2, COVERED DECK: 14 m2, DECK: 34 m2,  
GARAGE: 32 m2, PORCH: 16 m2, COVERED PATIO: 65 m2,  
WALLS: 16 m2

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

Elders