

# AMBER WERCHON

PROPERTY · PEOPLE



## 15 Warrack Street Mount Cooloom QLD

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Amber Werchon Property presents to the market 15 Warrack Street, Mount Cooloom; a single storey, easy care home on a 700m<sup>2</sup> block backing directly on to parkland, enhancing privacy and amenity - this would make a fabulous first home or investment in a golden location.

Complete with three bedrooms, one bathroom, two living areas, central kitchen, covered alfresco entertaining at rear, double lock up garage, plus room on-site to park boat/caravan; it is the perfect size for a couple or small family, with a great yard for kids.

Features include: ceiling fans, security screens, separate bath and shower, built-in wardrobes, and a gate from backyard leading directly into the park at rear. A

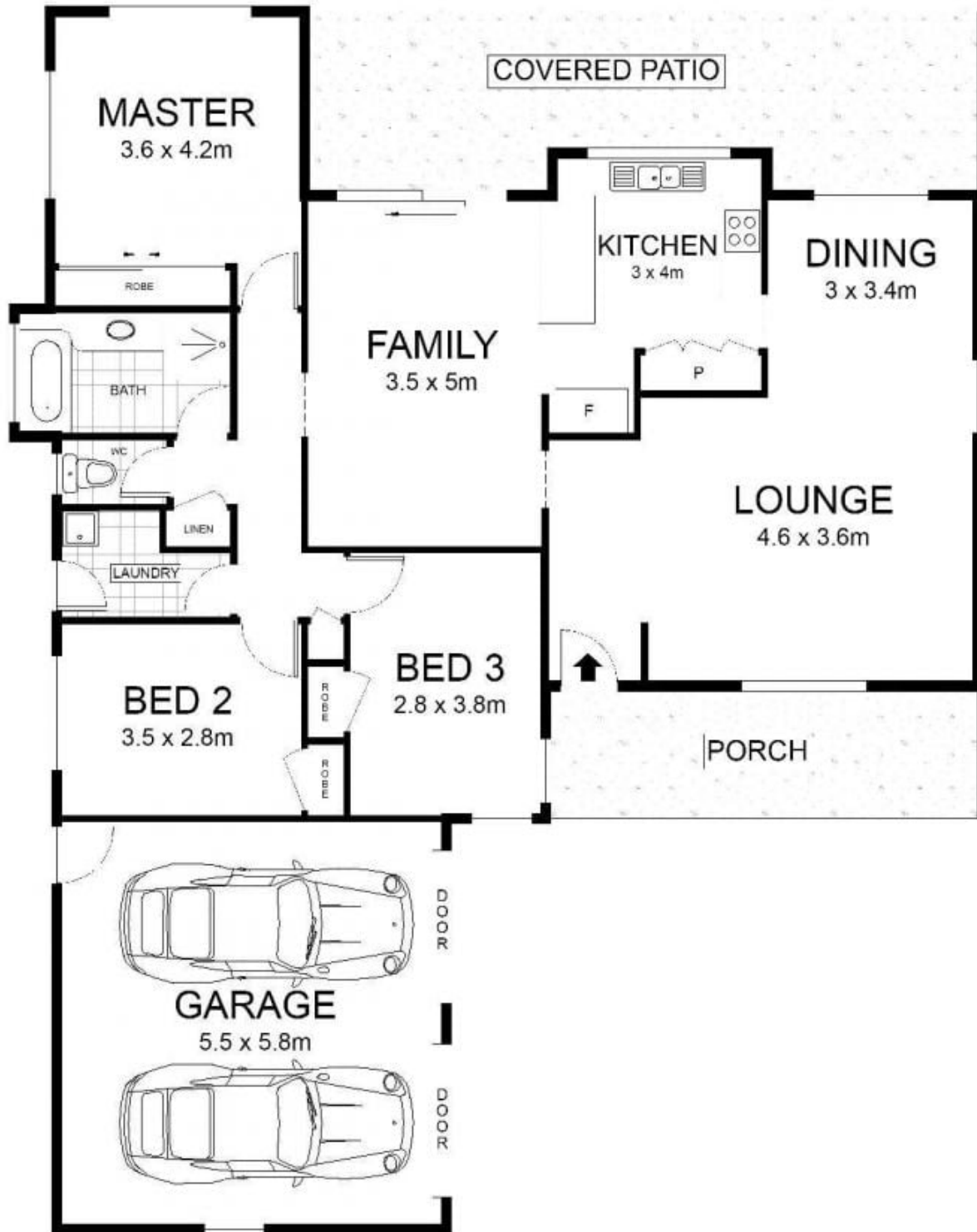
[For full version visit the website](https://www.amberwerchon.com.au)

**Type** : House  
**Price** : \$530,000  
**Land Size** : 700 sqm  
**View** : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/mount-coolum/residential/ho use/374222>



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Scale in metres. Floor Plan measurements and dimensions are approximate and are for illustrative purposes only. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist. [www.thefpspecialist.com.au](http://www.thefpspecialist.com.au)

INTERNAL : 114 m<sup>2</sup>  
 GARAGE : 32 m<sup>2</sup>  
 EXTERNAL : 36 m<sup>2</sup>  
**TOTAL AREA : 182 m<sup>2</sup>**



**15 Warrack St, Coolum**