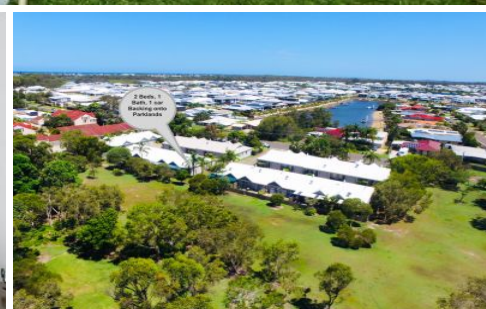


# AMBER WERCHON

PROPERTY · PEOPLE



16/33-35 Cootamundra Drive Mountain Creek QLD

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Amber Werchon Property presents to the market, 16/33-35 Cootamundra Drive, Mountain Creek; this single-storey villa in a well-located complex backing onto parkland and the Mooloolah River, offers affordable, easy care ground floor living priced to appeal to entry level buyers, downsizers, and investors.

A north-facing courtyard with gated access to the massive green belt at rear enhances privacy and the outlook is glorious! Complete with two bedrooms, one bathroom, separate toilet, light-filled kitchen overlooking open plan living and dining, plus single lock up garage; this is a perfect size for a couple or single.

Features include: tiled floors for low maintenance living,

[For full version visit the website](https://www.amberwerchon.com.au/sale/qld/sunshine-coast/mountain-creek/residential/townhouse/3997740)

**Type** : Townhouse  
**Price** : \$304,000  
**Building Size** : 80 sqm  
**View** : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/mountain-creek/residential/townhouse/3997740>



**Daniel Mendes**  
0422 890 377

<https://www.amberwerchon.com.au>

Internal Living Area : 78 Sqm

External Living Area : 26 Sqm

Total Living Area : 104 Sqm

