

AMBER WERCHON

PROPERTY · PEOPLE



1 Baratook Crescent Mount Coolum QLD

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Amber Werchon Property presents to the market, 1 Baratook Crescent, Mount Coolum; this charming highset family home on a fenced 727m² corner block, showcasing glorious hinterland views as well as a versatile floor plan with dual living potential.

Over two levels, the home is complete with four bedrooms, three bathrooms, two separate living areas, two kitchens, office, covered deck to enjoy those majestic sunsets at dusk, and double lock up garage plus onsite parking and dual street access.

The floor plan has been well designed, facilitating excellent separation of living, and the lower level is fully self-contained with its own external access, driveway and

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

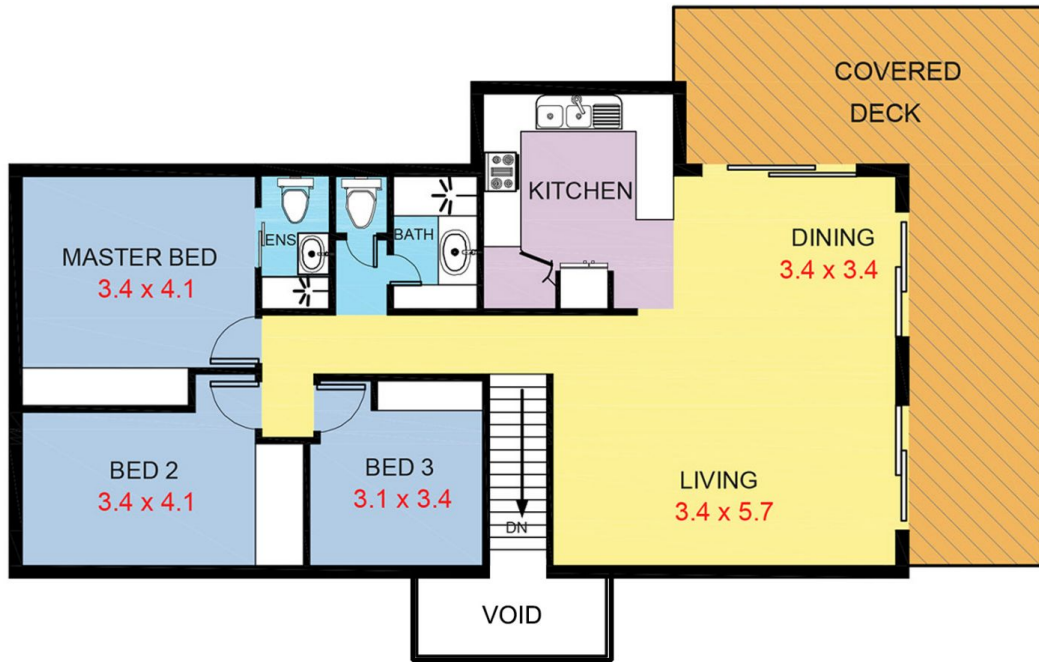
Type : House
Price : \$632,100
Land Size : 727 sqm
View : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/mount-coolum/residential/home/4975623>



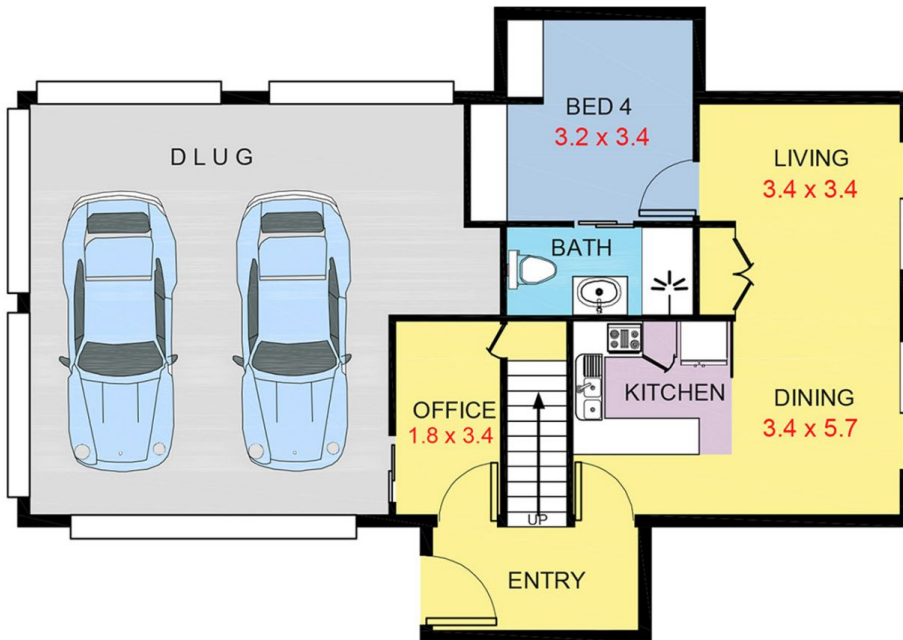
Amber Werchon
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<https://www.amberwerchon.com.au>

Upper Level: 107 sqm
 Lower Level: 61 sqm
 Garage: 46 sqm
 Deck: 34 sqm
 Total: 248 sqm
 Lot Size: 727 sqm



Upper Level



Lower Level

ARTIST ILLUSTRATION

THIS FLOOR PLAN IS CONCEPTUAL ONLY. IT IS PROVIDED FOR ILLUSTRATIVE PURPOSES AND SHOULD NOT BE RELIED UPON. WE MAKE NO GUARANTEE AS TO THE ACCURACY OF THIS PLAN. ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES IN DETERMINING THE ACCURACY AND INFORMATION CONTAINED ON THIS FLOOR PLAN.

Not to scale.