



6 Kiel Mountain Rd, Woombye



## SOLD UNDER THE HAMMER

🛏 3 🚿 1 🚗 2 📏 809 m<sup>2</sup>

Our owners have packed up and gone bush to follow their dreams and now this partially renovated workers cottage needs someone to come and complete her restoration. The floors have been polished, kitchen and bathroom modernized and a third bedroom or sunroom enclosed but there's work to be done and value to be added.

- Sitting on an elevated 809m<sup>2</sup> block with a pretty outlook
- 3 bedrooms with a modernized disability friendly bathroom
- Air conditioners in 2 of the bedrooms and fans throughout
- Separate lounge room and converted dining room with a view
- Added sunroom or third bedroom, ideal for a home based business
- Side access with a shade sail for a car or add a shed
- Under house storage and workshop for the home handyman
- Great exposure for a home business base and heaps of potential
- Easy stepping off point to access the Coast in all directions
- Must be sold as is, under the hammer – don't miss out!

This property is brimful of opportunity, restore the cottage to its former glory, add a timber deck at the back to take in the stunning south easterly view towards the Coast. There is plenty of back yard with a gentle slope ideal for veggie gardening and a converted shed

<b>Price</b>	SOLD for \$348,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1353
<b>Land Area</b>	809 m <sup>2</sup>
<b>Floor Area</b>	189 m <sup>2</sup>

### Agent Details

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makes a great gazebo for family gatherings, a barbecue or a good chat around a fire pit.

Providing a truly rural feel the views across the South East make for picture perfect sunrises and sunsets across the rolling hills. Partner that with the traditional Queensland cottage and private established gardens and you have the perfect escape from the urban crush.

The heavy lifting has been done by polishing the hardwood timber floors and modernizing the kitchen which has been done in keeping with the timber accents of homes of this era. The bathroom has also been updated with wheelchair access to the shower. The Down stairs is the typical old school laundry with abundant storage space and a work bench for the crafter or handy person.

The recently enclosed sunroom or third bedroom has its own entry which is ideal for a home based business or parent's retreat.

Situated opposite Suncoast Christian College the location makes for very easy movement in all directions around the Coast. Sunshine Plaza, the airport, surf beaches and Hinterland towns are all within 15 minutes' drive.

If historical, authentic and full of character is your style this home is worth your inspection. Selling at auction if not sooner, prior offers will be considered.

**PRICING INFORMATION:** This property is being sold by Auction and therefore a price guide cannot be provided. Websites may filter the property into a price bracket for website functionality purposes.

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