



## High set Queenslander on over 2 Acres of Flat Usable La

Do not wait around, small acreage of this quality does not last long. This is your opportunity to get your hands on roughly 2 1/4 acres of flat, usable, land in the Noosa region.

104 Green Gate Road Cooroibah is the ideal property for any purchaser. Whether it be an extended family to convert the sheds into usable granny flats (STCA), or the savvy investor with future prospects of potential subdivision of the block (STCA). The residence itself its situated toward the rear of the block perching it in the perfect position to utilise the front yard to your advantage.

### Features Include:

- High set Queenslander with a double under cover carport and concreted section to utilise as a workshop & Storage options
- 3 bedrooms plus a smaller study/4th bedroom
- 2 bathrooms
- Wrap around deck from rear bedroom round to dining room
- Rear deck access from kitchen with stairs down to back yard
- 110,000 l Swimming pool
- 2 large double bay sheds,

This property is one not to miss o

## UNDER CONTRACT

Address : 104, Green Gate Road, QLD, COOROIBAH, 4565

Area : 9030 per sqm

Bedrooms : 3

Bathrooms : 2

Car Space : 0

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out on, the land itself is flood free so abilities to add further dwellings down the track (STCA). Be sure to get in touch with George Anderson of Robert James Realty today to secure your next viewing and make an offer. All offers are invited and can be made prior to viewing to secure. Virtual tour available online also.