

25 Tibouchina Pl, Currimundi, QLD 4551

For Sale

House 4 2 2



## First Time Offered in 25 Years - Currimundi Family Home, Lar

Ethan Forbes of LJ Hooker Caloundra is proud to present to the market 25 Tibouchina Place, Currimundi. Positioned in a quiet cul-de-sac just moments from the water, this much-loved Currimundi home is being offered to the market for the first time in over 25 years.

**Open for Inspection**

By Appointment.

Set on a generous 642m<sup>2</sup> ½ block, the home has been meticulously maintained in its original condition and presents an exciting opportunity for buyers looking to secure a prime slice of Sunshine Coast lifestyle. Move straight in, enjoy as is, or unlock the potential with light renovations over time. The bones, block size and location make this a smart long-term play.

Inside, the home features a practical single level layout with three bedrooms, a versatile multipurpose room or fourth bedroom, an open plan kitchen and living area, and plenty of natural light throughout, creating a comfortable and flexible space for families, downsizers or investors alike. Outside, the spacious yard provides excellent side access potential, ideal for storing a boat, caravan or creating future additions like a shed, pool or outdoor entertaining area.

Located in one of the Sunshine Coast's most consistently popular residential pockets, you're just minutes from the calm waters of Currimundi Lake, patrolled surf at Currimundi Beach, and the stunning natural surrounds of Kathleen McArthur Conservation Park; a destination known for its walking trails, birdlife and protected coastal bushland.

Morning swims, sunset walks, paddleboarding on the lake and coffee by the beach quickly become part of everyday life in this tightly held coastal community. Families will appreciate the home's position within the sought after Talara School catchment, along with easy access to local shops, parks and the wider Caloundra and Sunshine Coast lifestyle.

Whether you're searching for a solid coastal home with future upside, a renovation project in a blue-chip location, or simply a place where lifestyle leads the way, this one is well worth your attention.

### Key Features:

- Quiet cul-de-sac position in sought-after Currimundi
- Generous 642m<sup>2</sup> ½ block with side access potential
- Three-bedroom family layout with versatile fourth bedroom/multi purpose room
- Immaculately maintained in original condition

### Listed By

Paul O'Brien

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Floorplan



Approx House Area 175m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer

**25 Tibouchina Place, Currimundi**

