

SOLD



## 16 Heliconia Street, South Mission Beach



### A Fave Find for the New Year !

- \* Spacious practical floor plan
- \* Low maintenance, fully fenced yard
- \* House proud owners
- \* Room for all the grown up accessories !

Located in South Mission Beach, the Ulysses Estate is a popular dream home destination. Just 10 years old, Marlin Coast Builders created this three bedroom + office home for comfortable family living. It's a great floor plan : the office is at the entrance to the home, separated from the kitchen, dining and lounge rooms which flow out to a patio adjacent to a 16m x 4.5m undercover area with exterior front gated access. The bedrooms and bathrooms are conveniently located off the open living area via separate hallway- there's a walk in robe in the main bedroom and built in robes in the other two bedrooms. Perfect for all the family and guests.

The property is fully fenced with two double gated access points - one to the undercover area on the right side of the home and another on the left hand side to a concreted area where you could easily park two cars, a caravan or boat. The gardens are landscaped and there's an abundance of fruit trees all bearing fruit including lemon, lime, dwarf mulberry, Valencia orange, Imperial mandarin, Bowen mango (Kensington Pride) and Jaboticaba. A rainwater tank allows you be able to irrigate (automatically set up) the garden all year round! There's also a good size cyclone rated garden shed, a green house and raised garden beds for you to grow your own herbs and vegetables.

There are so many features that have been added to this well maintained property which make it such a great home for tropical living !

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<b>Price</b>	SOLD for \$525,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2530
<b>Land Area</b>	801 m2
<b>Floor Area</b>	176 m2

### Agent Details

#### Office Details

Tropical Property Sales  
Shop 2, 2-4 Stephens Street  
Mission Beach QLD 4852 Australia  
07 4088 6880



- Fully tiled
- Split air conditioning and new fans
- Security screens and custom made internal blinds
- Exterior blinds on all windows
- double linen cupboard
- 5kw solar panels
- Internet connection
- The roof has been professionally clean and completely re-screwed
- Exterior has been recently repainted
- Remote double lock up garage and carport

The property is being sold furnished including :

- early 1900 antique bedroom suite with double bed, bedside tables and wardrobe made of pencil cedar timber
- two other queen beds and bedside tables
- lounge suite and dining table/chairs
- new Italian Blanco oven, dishwasher, microwave and fridge
- timber desk and book shelf
- two smart TVs
- washing machine and dryer
- outdoor timber slab table and silky oak bench seats
- boxing bag and rowing machine
- mower and gardening tools

The council rates are approximately \$3,600 pa, the owners are yet to pay an electricity bill with the solar power and their insurance is around \$2,000 pa.

Proudly marketed exclusively by Tropical Property - we look forward to showing you around :)

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