

Sold



46 Cooloolabin Rd, Yandina



## Shed home while you build your house

Proudly sold by Kate Henderson-Burton Yandina Realty. Set on a large 863m2 sloping block the shed house is set back right in the left hand corner of the block giving you plenty of room to build your dream home. Fully fenced with 6 foot hardwood fencing & an easy access concrete driveway. The shed home which has never had it's final certificate issued from council needs some work to bring it up to certification standard to inhabit as a livable dwelling. It will be the purchasers obligation to get the shed house certified as a livable dwelling. The shed is fully lined and consists of 4 upstairs bedrooms, ensuite & sound proof music room. Downstairs is legal height and houses the generous living area, separate dining, kitchen, separate toilet & combined laundry & bathroom. Internal access from the double garage. One side housing the car with the other side currently used as a storage/workshop area. We anticipate the costs to bring it up to certification will be approx. \$60k.

The property would be an ideal renovator to bring up to standard than live in while you build your dream home. Fantastic second dwelling once certified great for AirBNB or Grandma & Grandad.

The shed itself is solid with concrete flooring & bessor block retaining and steel framed with termite barrier installed. The air-conditioned kitchen has gas cook-top & electric oven, timber bench-tops, laminex cupboards & integrated fridge nook. The shed also boasts a large deck at the front great for entertaining. A short 5 minute stroll into Yandina CBD, State School and the ever popular Yandina Saturday's farmers

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**Price** SOLD for \$600,000  
**Property Type** Residential  
**Property ID** 1591  
**Land Area** 863 m2  
**Floor Area** 243 m2

### Agent Details

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### Office Details

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**YANDINA**  
Realty 

market. A great starter package with a little bit of elbow grease.

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