



63 LAGUNA STREET, boreen point

NOOSA HEADS



Live work and play in this sprawling mixed-use residence in the heart of iconic Boreen Point. Only 150m away from the foreshore of beautiful Lake Cootharaba.

The property combines a three-bedroom, two bathroom, living space with three spacious retail, home office or hospitality areas all in one. It is a flexible mixed use, suitable for commercial or residential purposes and provides opportunity for those looking for a vibey work-from-home set-up or a business looking to acquire a more boutique commercial space and home in one.

Enjoy the serenity of the Noosa Hinterland, while being only 30 minutes away from Noosa's beautiful beaches, restaurants, shopping and café scene.

The urban centre of Tewantin for all your supplies and services is a mere 15 minutes away.

Or for something different you can venture there by boat.



63 LAGUNA STREET, boreen point
'local centre'

HANNA DUFAU | SALES AGENT
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63 LAGUNA STREET, boreen point

3 BED | 2 BATH | 7 PARKING

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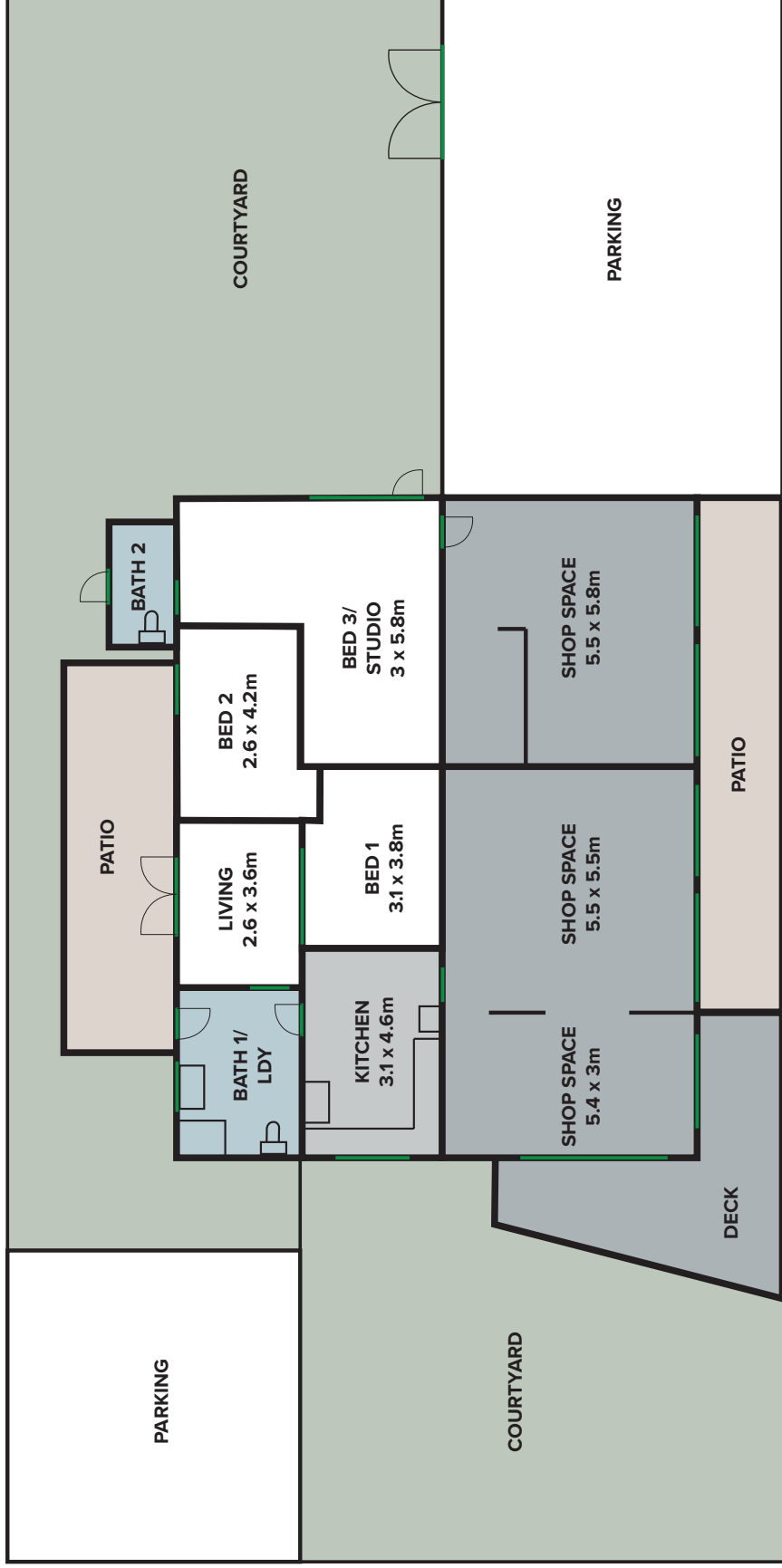


PROPERTY FEATURES:

- 3 bedrooms
- 2 bathrooms
- 1 living area
- Covered front and rear patio
- Two separate, grassy garden areas and a covered deck with lots of potential to create a beautiful outdoor oasis
- 78 sq of mixed-use space. Can be used commercial or residential.
- Spacious kitchen with commercial gas stove and canopy rangehood
- 7 off-street parking spaces
- Located on attractive corner block
- Fully fenced
- Approved for residential use combined with retail, commercial or community activities

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internal: 177sqm | External: 40sqm | Total: 217sqm | Block size: 589sqm








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Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$850,000 and the highest sale price is \$1,150,000 with a median sale price of \$890,000. Days listed ranges from 16 to 76 days with the average currently at 41 days for these selected properties.

<p>11 HECTOR ST, BOREEN POINT, QLD 4565</p>  <p>Property Type: House Area: 700 m² Area \$/m²: \$1,271 RPD: L5 RP179104</p> <p>Features:</p>	<p>Distance from Property: 253m 3 2 2</p> <p>Sale Price: \$890,000 (Normal Sale) Sale Date: 04/07/2022 Days to Sell: 30 Days Last Price: Offers Over \$930,000 Chg %: -1.1% First Price: Auction Chg %:</p> <p></p>
<p>17 HECTOR ST, BOREEN POINT, QLD 4565</p>  <p>Property Type: House Area: 916 m² Area \$/m²: \$928 RPD: L8 RP179104</p> <p>Features: DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: GARDEN / COURTYARD, INTERNAL LAUNDRY, DISHWASHER,</p>	<p>Distance from Property: 255m 5 3 2</p> <p>Sale Price: \$850,000 (Normal Sale) Sale Date: 25/07/2022 Days to Sell: 76 Days Last Price: \$875,000 (Under Offer) Chg %: First Price: Offers Over \$925,000 Chg %: -8.1%</p> <p></p>
<p>9 ORCHARD AVE, BOREEN POINT, QLD 4565</p>  <p>Property Type: House Area: 506 m² Area \$/m²: \$2,273 RPD: L39 RP59216</p> <p>Features:</p>	<p>Distance from Property: 201m 3 2 1</p> <p>Sale Price: \$1,150,000 (Agents Advice - Sale) Sale Date: 01/09/2022 Days to Sell: 16 Days Last Price: Buyer Range low to mid Chg %: -4.2% First Price: Buyer Range low to mid Chg %:</p> <p></p>

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63 LAGUNA STREET, boreen point

3 BED | 2 BATH | 7 PARKING | 78sqm RETAIL FLOOR SPACE | BLOCK SIZE: 589sqm

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SALE PRICE:

“EXPRESSION OF INTEREST”