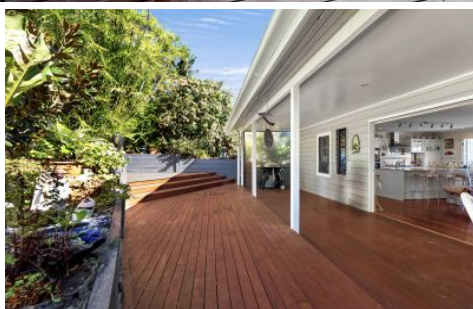


# AMBER WERCHON

PROPERTY · PEOPLE



## 3 Learg Street Coolum Beach QLD

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Amber Werchon Property proudly presents to the market, for the very first time 3 Learg Street, Coolum Beach.

Within a short 3-minute drive to Coolum Beach and Surf Club and 13-minute drive to Maroochydore Airport, this wonderfully elevated home epitomises coastal living. Set high on the block, this beautiful home captures superb breezes and striking mountain views, along with cheeky ocean glimpses.

This two level residence consists of three bedrooms and two bathrooms upstairs and three rooms, bathroom and kitchenette downstairs (which can be locked off from main house). This French provincial inspired home features polished timber floors, French doors from two bedrooms and the kitchen/dining/lounge and a beautiful large deck, which takes in the mountain views and stunning breezes.

**Land Size** : 511 sqm  
**View** : <https://www.amberwerchon.com.au/8029674>



**Glenda McKenzie**  
07 5430 0888



**Jay Cohen**  
07 5430 0888

<https://www.amberwerchon.com.au>



**TOTAL: 187 m<sup>2</sup>**  
 Below Ground: 51 m<sup>2</sup>, FLOOR 2: 136 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 6 m<sup>2</sup>, DECK: 41 m<sup>2</sup>, COURTYARD: 22 m<sup>2</sup>,  
 GARAGE: 75 m<sup>2</sup>, COVERED DECK: 44 m<sup>2</sup>, BALCONY: 16 m<sup>2</sup>,  
 VERANDAH: 30 m<sup>2</sup>

**3 LEARG STREET COOLUM BEACH**  
 DIMENSIONS ARE APPROXIMATE AND INDICATIVE ONLY. TO BE USED FOR ILLUSTRATIVE PURPOSES.  
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