

11 Fiona Street, Biggera Waters, Qld 4216

House For Sale

Wednesday, 8 November 2023

11 Fiona Street, Biggera Waters, Qld 4216

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 506 m2

Type: House



Tim Zampech
0400343403

Auction

Perfectly positioned just a short stroll away from the serene Biggera Creek and the breathtaking Broadwater, this charming dual-living, single-level brick home presents a multitude of exciting possibilities for astute property buyers. Nestled in a quiet street and on a generous 506sqm 'medium-density' zoning block, this residence offers a convenient location within walking distance to shops, schools, parks, and the beach, making it an ideal destination for those seeking an enviable Gold Coast lifestyle.

Option 1: Leave the existing home as is and rent it out to land-bank for the future! Currently rented to great tenants at \$750/week until August 2024. Option 2: Embrace a renovation project and transform the current dwelling into a contemporary haven for you and your family. With its dual living layout and sturdy brick exterior, this home holds tremendous potential to be converted into a truly remarkable residence. Option 3: Utilise the existing 'medium-density' zoning to construct a pair of luxurious villas that would capitalize on this prime location. Occupy one villa while selling or renting out the other, or consider selling both for maximum returns! You should get water views of Biggera Creek from the second floor too!

Features include:

- + Solid, single-level brick home
- + 506sqm block with medium density zoning (make enquiries with town planning or council as to sites full potential)
- + Dual-living flat at the rear of the home with kitchen, ensuite, walk-in robe, air-conditioning and ceiling fan
- + Main bedroom with built-in robe, air-conditioning and ceiling fan
- + Two additional bedrooms plus study
- + Spacious living and dining areas with timber flooring, air-conditioning and ceiling fan
- + Kitchen with ample storage and bench space and dishwasher
- + Main bathroom with bath and toilet plus additional separate toilet off the laundry
- + Beautiful north-east facing outdoor covered alfresco area with timber decking overlooking the rearyard
- + Fully-fenced and secure front and rear yards plus garden shed
- + Secure parking for 3-4 vehicles
- + 400m to the Broadwater beach and parkland
- + 50m to Metro Market Shopping Centre

Whatever your plan, homes within this sought-after beachside pocket are hard to come by and don't last long. This is an exceptional opportunity and should not be missed!

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.