

# 12 Roden Street, Keppel Sands, Qld 4702



## House For Sale

Wednesday, 1 May 2024

12 Roden Street, Keppel Sands, Qld 4702

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 976 m2**

**Type: House**



Damien Thwaite  
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**\$550,000**

Unlock the perfect blend of coastal living and entrepreneurial success with this breathtaking property nestled in the heart of Keppel Sands. Boasting an expansive 976 m<sup>2</sup> parcel of land, this gem offers unparalleled convenience and versatility for both business and pleasure. Situated mere moments from the sun-kissed shores, this property offers the ultimate coastal lifestyle. Enjoy easy access to pristine beaches and all the attractions of seaside living, right at your doorstep. With generous dimensions and convenient side access, this property is a haven for enthusiasts of the great outdoors. Whether you're a boat owner or caravan adventurer, there's plenty of room to store your prized possessions with ease. Plus, the added bonus of a shed at the back ensures your storage needs are met without compromise. Embrace the opportunity to breathe new life into this space as a thriving café once again. With a history of success in hospitality, this property is primed for a savvy entrepreneur to create a bustling hub of community and culinary delight. Rest assured, the property is impeccably maintained, and obtaining council approvals for your café venture will be a breeze. What's more, all equipment and accessories necessary for a seamless transition are included, making your dream of owning a café a reality. Beyond its commercial potential, this property could also serve as a cozy abode for those seeking a place to call home. With its well-maintained interiors and inviting atmosphere, you'll find comfort and tranquility within these walls. It could be the perfect blend of business and residential living, offering both income potential and a roof over your head in one of the sought-after locations along the coast.

**Key Property Highlights\***

- Enjoy savings and sustainability with a 6.6 kW solar system\*
- Two-bay shed and carport\*
- Lush, mature, and maintained tropical gardens\*
- Fully fenced, providing privacy and security\*
- Covered outdoor entertaining area, in picturesque surroundings\*
- Just a 100-meter stroll to the beach path, where sun, sand, and surf awaits\*
- Revel in the charm of timber floors that exude warmth and character

Opportunities like this don't come around often. Be the first to seize the potential of this stunning property and turn your vision into reality. For more information and to schedule a viewing of this exceptional property, don't hesitate to reach out to Damien today. Take the first step toward a brighter future filled with endless possibilities!