

13 Cliffdale Avenue, Deception Bay, Qld 4508



Sold House

Tuesday, 27 February 2024

13 Cliffdale Avenue, Deception Bay, Qld 4508

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 721 m2

Type: House



Anett Puljiz
0416210426

\$621,000

In-room Auction
Location: 1/54 Oxley Avenue, Woody Point
Date: Wednesday 20th March at 1:00PM
Under instruction from the executors of the estate, this solid post-war home and its large parcel of bayside land (721sq m), will be sold by Public Auction. Surrounded by water and conservation park, in a relaxed family-friendly community, there is so much promise here for anyone willing to look beyond the obvious. Located only 150 metres from a selection of prime fishing spots, with a little imagination this property could become a statement bayside beauty. Engage your architect, for the potential here is significant for substantial renovations or to demolish and build new (Subject to Council Approval). In its current condition is a solid four-bedroom, two-bedroom residence with a contemporary kitchen, separate living areas, large covered outdoor entertaining, and a big backyard with a two-bay shed. Held by the owners for more than 15 years, and successfully tenanted in that time, executors are instructing that this property will be sold on auction day so you'll need to involve yourself early.

13 Clifdale Avenue, Deception Bay offers but is not limited to:

- + 721sq m post-war deceased estate metres from the water and conservation park
- + Solid brick four-bedroom, two-bedroom home in a liveable condition as is
- + Renovate or demolish and build (Subject to Council Approval) to bring your bayside dream to life
- + Consistently tenanted during previous ownership of more than 15 years
- + Walk to a dog beach, boat ramp, multiple parks and community hall
- + Minutes from local shops, cafes and sports clubs, Westfield and Costco

*Disclaimer - We have made our best endeavours to provide accurate information. We accept no responsibility for any errors or admissions. Buyers are encouraged to do their own research.