

**14 Buderim Street, Battery Hill, Qld 4551**

**CENTURY 21**

**Sold House**

Thursday, 14 December 2023

14 Buderim Street, Battery Hill, Qld 4551

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



Chris Southern

0422547566

**\$950,000**

Welcome to a unique opportunity that caters to both families in search of their dream coastal home and developers/builders eager to unlock the potential of this prime property. Situated in the highly desirable Battery Hill area, this expansive 637m<sup>2</sup> block presents a blank canvas for your ideal family residence and an exciting project for those in the construction industry. Located just 300 metres from a dog-friendly beach, this property embodies the essence of a coastal lifestyle, where sun, sand, and recreation are always at your doorstep. Families can envision building their dream home here, with furry friends frolicking on the dog-friendly sands, and owners enjoying a warm coffee with a smile, fostering a true sense of community. The appeal extends to active families, thanks to the proximity of the renowned Dicky Beach Skate Park and one of the best surf beaches on the Coast, making it a thrilling destination for both the young and the young at heart. For those with growing families, the convenience of being near the highly regarded Currimundi School is a priceless asset, ensuring that quality education is always within reach. Furthermore, the property's location places you in close proximity to hospitals and the bustling Caloundra CBD, catering to all your family's needs. For developers and builders, this property offers a prime location for creating an exceptional residential development. The north-east orientation and 637m<sup>2</sup> block size hold the potential for future development, subject to council approval. There is clear potential to renovate and extend (subject to council approvals) to create an amazing home in this coveted location – to either sell or make it your own. Builders will also recognize the potential to demolish the existing home and build a custom-designed property. There is also a land-banking opportunity; purchase today and retain the tenants in place until you are ready to sell. While the existing 3-bedroom, 1 bathroom home provides a comfortable living space and sound investment, the true potential of this property lies in its future.\* Boasts A Prime North-East Orientation, Ideal For Sunny Coastal Living\* Spacious Three-Bedroom Home With Two Separate Living Areas\* Generous Double Bay Shed, Providing Ample Storage Or Creative Space\* Enjoy The Convenience Of Being Just A Stone's Throw Away From The Pristine Beach, A Coffee Truck That Warms The Heart With Every Cup, And A Dog-Friendly Haven For Playtime Experience the soothing embrace of ocean breezes, just 300 metres from the sandy shores. This multifaceted investment opportunity is a treasure trove waiting to be explored. Whether you're a family envisioning your coastal dream home or a developer/builder looking to create an enticing project, this property has the potential to exceed your expectations. Reach out to us today to seize this opportunity.