

**15 Omao Avenue, Burleigh Waters, Qld 4220**

**House For Sale**

Saturday, 16 December 2023

**Professionals**

15 Omao Avenue, Burleigh Waters, Qld 4220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 907 m2**

**Type: House**



Brooke HenleySmith  
0422133053



Andrew Henderson  
0438691972

## Auction

Are you looking for a prime real estate investment? This is your chance! An investor is selling a highly desirable property, and it's a sale not to be missed. Situated on a large 907m<sup>2</sup> corner block of Burleigh Street and Omas Avenue, this large block offers ample space and endless possibilities. The property features an original 3-bedroom plus study home with 2 bathrooms, a double lock-up garage, and a swimming pool. Still in its original condition, this property presents a fantastic opportunity for renovation or redevelopment. With views across the parkland to the lake, take full advantage of the potential this property has to offer. The options are endless. Whether you're looking to continue renting it out, renovate the existing brick and tile structure, redevelop the site, or land bank for future subdivision (subject to council approval), this property caters to all your needs. Features:- Spacious 907m<sup>2</sup> Corner Block- Views across parkland to the lake- 3 bedrooms + study, 2 bathrooms- Double Lock Up Garage- Pool- Classic Home with Potential- Multiple Investment Options- Rare Find- Perfect Location

The property is just metres from a bus stop, close to Burleigh Knoll Conservation Park, Deodar Park, playground and dog park and a short distance from the beach, excellent cafés, and the heart of Burleigh. Such sizable plots in this sought-after location are scarce. Plus, with no easements, this land is an ideal canvas for your project. Don't miss out on this exceptional opportunity in Burleigh Waters. Whether you're an investor, developer, or looking for a project home, this property offers limitless potential in a fantastic location. Act now to secure this rare find! Genuine seller. All offers considered prior to Auction. For more information or a Property Information Memorandum contact Brooke Henley Smith 0422 133 053 or Andrew Henderson 0438 691 972. Auction in-rooms at Mermaid Beach Bowls Club 9 Markeri Street, Mermaid Beach at 6pm (Registration from 5.30pm) Tuesday 23rd of January 2024. Lease in place until 15/05/2024 at \$695 per week. Council Rates: \$6,285 pa approx Council Water Rates: \$1,663 pa approx Auction Terms: Settlement: 30 Days Deposit: 5% of the purchase price Some of the images used in the marketing material have been digitally modified to remove belongings. Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.