

# 16 Denman Avenue, Shoal Point, Qld 4750

## House For Sale

Thursday, 1 February 2024

16 Denman Avenue, Shoal Point, Qld 4750

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 776 m2**

**Type: House**



Pam Baum

## By Negotiation

Bring your vision to life and transform this coastal gem into the home you have always dreamed of. With the sound of the waves as your soundtrack, the potential of 16 Denman avenue is limited only by your imagination. Perfectly located in a tranquil, tight knit, family friendly community. Enjoy the gorgeous ocean views and cool sea breezes from your garden. Boasting a park behind, the children playground and beach are only footsteps away. This well loved family home is looking for a new family to create many happy memories here! Bursting with character and potential, this home offers a unique charm and chance to create something truly special. Features of this unique property include:

- Gorgeous internal timber staircase
- Generous sized kitchen downstairs
- Internal fire place creates a cosy atmosphere
- Upstairs offers an open plan lounge room with glass sliding doors leading to front verandah
- The airconditioned main bedroom is located upstairs and has an ensuite bathroom and large walk in cupboard
- Two other small bedrooms are located upstairs with access to the timber deck and boast fantastic ocean views
- A large main bathroom plus separate toilet is also located upstairs
- Downstairs is divided into three storage rooms, one of which is airconditioned
- There is a third bathroom and laundry downstairs
- Undercover patio downstairs, with built in brick table, to relax after a busy day
- Block single garage, plus workshop area with back access
- Solar system to reduce your living costs
- Single carport in front with three additional storage cupboards

Do not miss out on this unique opportunity! Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars. The provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.