

# 18 Third Avenue, Marcoola, Qld 4564

## Sold House

Tuesday, 19 December 2023



18 Third Avenue, Marcoola, Qld 4564

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 536 m2

Type: House



Christie Turner

**\$760,000**

If you are looking for an investment with high land value, that will offer great returns, ongoing growth and endless potential then look no further than 18 Third Avenue, Marcoola. This flat, low maintenance block is fully fenced and spans 536m<sup>2</sup> and boasts an 18.1m frontage, offering so much to offer the savvy investor or buyer looking to get a foot in the door. The four-bedroom brick and tile home is a great starter for a property portfolio that will pay dividends in years to come. Situated just walking distance to the beach there is money to be made here. The 20 year old home has four bedrooms, or three bedrooms plus study and a 2-way bathroom with separate bath and shower. The light and bright bedrooms are carpeted with built-in-robos, while the master has a ceiling fan. The functional floorplan offers a nice family feel, with an open plan design that integrates the living, kitchen and dining before opening out to the backyard entertainment area. The timber look flooring creates a coastal feel, while the sea breezes just flow right through this home all year round. Located within the airport precinct, this home is just a short stroll from Mudjimba Beach, the cricket ground, cafes and restaurants, the off-lead dog park and all that Marcoola has to offer. It doesn't get much better than this. This sought after beachside town is attractive to tourists and locals alike, making this home outstanding for an Airbnb or short and long-term rentals. Those wanting to snag a renovator to create their dream coastal abode or a property to flip and on-sell should take a serious look at this one. A short drive has you on the Bruce Highway or Sunshine Motorway, making it easy to commute north or south, while the airport is easily accessible, as is public transport.

**WHY YOU WILL LOVE IT HERE...**

- Solid land value, just walking distance to the beach
- Great sized, flat, low maintenance block
- Solid brick and tile four-bedroom home
- Room for a caravan or boat
- Fully fenced, secure and private
- Garden shed for extra outdoor storage
- Rental appraisal at \$650 - \$680 per week
- Fully fenced, low maintenance yard
- Four good sized bedrooms
- Separate laundry
- Functional kitchen
- Neutral colour palette, light and breezy

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Karen Stehr Property is provided as a convenience to clients.\* Furniture has been virtually staged