

# 20 Esplanade, Innes Park, Qld 4670



## House For Sale

Tuesday, 21 November 2023

20 Esplanade, Innes Park, Qld 4670

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



Michael Loader

## SUBMIT ALL OFFERS

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing coastal package which is approx 50m TO THE Park, Beach & golden ocean front! \*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM MONDAY 4TH DECEMBER 2023 - PLEASE VIEW THE ADD COPY IN FULL, VIDEO, PHOTOS & FLOOR PLAN PROVIDED. PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES \*\*\* Situated in a highly sought-after coastal pocket right on the front, this property is ideally located 40m to the beach, park, skate park and volley ball courts with ocean views to die for. The home is in immaculate order and offers an A+ Position on our stunning coastline! Features include: • 2 large bedrooms • 1 bathroom • Open plan lounge & dining, A/C • Stunning front timber deck over looking the beach & inlet. A top spot to sit and enjoy the stunning sun rise over the water. This spot offers unrestricted ocean views for ever! • A modern centrally located kitchen boasting lovely easterly ocean views • Large laundry area with plenty of storage throughout • Main bathroom with shower & single vanity • Single lock up car accommodation + tool/ storage area • Large under cover outdoor entertaining area • Outdoor shower plus water tank at the rear, perfect for those sandy feet after a day at the beach • East facing outlook with breath taking views of the beach on offer which can never be built out • A+ position which speaks for itself with an abundance of lifestyle options on your front door step including the stunning sandy beaches, inlet & modern beach side facilities • Directly across the road you will find a large parkland which is equipped with volley ball courts, skate park, boat ramp, BBQ area and of course the beach! You simply will not find a better location! • Just short walk to an international golf course and restaurant and some of the best diving spots on the eastern coast • This stunning coastal package is perched on an 809m<sup>2</sup> allotment offering plenty of room for the entire family to enjoy. Arguably one of the coast's most desired positions is on offer here with access to all the amenities one could desire • Sought after beachfront location surrounded by high end coastal homes on large lots with number 22 Esplanade selling recently for circa \$1.3 million (yes a renovated home with more to offer but great signs for any renovation scope) • High capital growth corridor, built perfectly for our coastal climate, neat and tidy in every aspect • The home has been well cared for by its current owners for 48+ years & maintained as required • FIRST TIME OFFERED TO THE MARKET PLACE, THE BEST VIEWS ON THE STREET, HIGHLY SORT AFTER & SELDOM FOUND! • The property is fully landscaped & fenced for your privacy, the home captures the prevailing coastal breezes perfectly with louvers allowing natural air flow throughout the home • Huge number of options including renovate/ extend the current home, add a second dwelling to the rear (stca) use as a family holiday house or rent out on the ever popular air bnb market • Plenty of room for a shed & pool at the rear, plenty of scope for additions and or renovations to take place with room on offer to design something to your requirements • This property offers the ultimate beach side lifestyle watch your children play & enjoy the amazing beach/ facilities from the comfort of your own home, just give them a whistle when dinner is ready! • Ideal Air bnb/ holiday rental for those not ready to move into immediately with great returns (approx. 70k+ based on local comparisons) assured with what this property has to offer both in terms of location and entertaining • FAMILIES, BUSY PROFESSIONALS, GREY NOMADS, BUILDERS, LARGE/ EXTENDED FAMILIES OR ANYONE WANTING A GREAT VALUE COASTAL PROPERTY IN A PRIME POSITION, THIS ONE IS FOR YOU! • Living here will be like owning your own private beach, don't delay as properties rarely come to market in this location & when they do, they get snapped up immediately • PRESENTED IMMACULATEDLY THE SELLERS ARE COMMITTED ELSEWHERE & ENCOURAGE ALL OFFERS IN WRITTING • WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF! IF YOU HAVE BEEN SEARCHING FOR A PREMIUM COASTAL POSITION WITH OCEAN VIEWS & PLENTY OF OPTIONS/ SCOPE, THIS IS IT. WITH MOTIVATED SELLERS DOWNSIZING & READY TO SELL THIS ONE IS SURE TO ATTRACT INTEREST FROM FAR & WIDE. PLEASE NOTE THE VENDORS HAVE GIVEN STRICT INSTRUCTIONS TO SELL AND ARE HAPPY TO BE GUIDED BY THE MARKET ON PRICE, ALL WRITTEN OFFERS WILL BE SUBMITTED... \*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au) \*\*\* CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER! At a glance: Bedrooms: 2 Bathrooms: 1 Living: 2 Car Accommodation: 1 Land size: 809m<sup>2</sup> SHED - no SOLAR - no Rates - \$1842 p/h Approx\* DISCLAIMER: It should be noted that this property is being sold without a price, therefore a price guide will not be available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide. A list of recent sales can be provided upon request by the owner \*\*\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information

contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*\*