

**25 James Street, Scarborough, Qld 4020**



**Sold House**

Thursday, 16 November 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

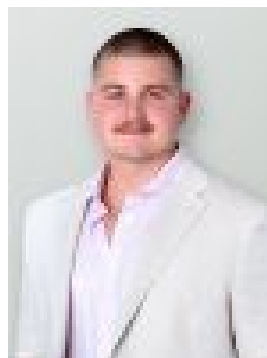
**Area: 405 m2**

**Type: House**



Clinton Viertel

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Jonathan Koleszar

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**\$975,000**

UPGRADED LIVING WITH ENTICING DA APPROVAL FOR FUTURE DUAL OCCUPANCY OR EXTENSION  
Wonderfully charming with classic seaside cottage appeal, this delightful Scarborough home benefits from a range of upgrades that brings contemporary move-in comfort. Positioned within walking distance to Queens Beach and close to numerous shopping, dining and schooling options, the superb corner block offers a range of future options for those wanting to cement profit or growth opportunity! Charming picket fencing frames the home with quaint gardens and a front porch providing endearing hospitality. Gleaming polished timber floors add timeless warmth to air-conditioned, light-filled living whilst a spacious dining flows into the brand new Kinsman kitchen; impressively presenting with sleek white storage, stainless appliances, subway tiling and stone. All three bedrooms are generously sized and include air-conditioning, storage and timber floors. The family bathroom is in great condition and includes an upgraded contemporary vanity. There are a large array of additional features and upgrades including a large laundry, new garden shed, upgraded water pipes, new large solar electricity system, well established gardens and single garage with new remote door. Uniquely appealing, the 405m2 corner block has dual water meters and the space for those wanting to create a dual-occupancy residence (current DA approval) and capitalise on the growing demand of coastal living. In addition, there are three architect drawings available for you to consider your options! A location that will always be in demand, this picture perfect position is 300m from the Queens Beach foreshore as well as the boat ramp ready for you to launch your watercraft into the sparkling waters of Moreton Bay. There are numerous coffee and dining options as well as great access to a wide array of schooling, parkland, shopping and transport!

- 405m2 corner block with development approval for dual occupancy
- Upgraded seaside home with move-in comfort
- Air-conditioned (6 KW) living with polished timber floors and adjacent dining
- New Kinsman kitchen with sleek cabinetry, stainless appliances and stone
- Three bedrooms with timber floors, air-conditioning (2.5 KW) in 2 main rooms and excellent storage in all rooms
- Family bathroom including bath and upgraded contemporary vanity
- Large laundry/new garden shed/well established gardens/single garage with new remote
- New solar electricity system with 16 panels
- Large yard with superb scope for future upgrade
- Dual occupancy opportunity with separate water meters and architect drawings
- 300m from Queens Beach and close to huge amenity!
- Water rates \$365/Qtr
- Council rates \$600/Qtr
- Rental Est \$625/Week