

28-52 Upper Rosemount Road, Rosemount, Qld 4560 **TOWN**

House For Sale

Friday, 17 May 2024

28-52 Upper Rosemount Road, Rosemount, Qld 4560

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



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BEC CVILIKAS

0402486688

Auction

This 2.59-hectare parcel of fully useable, north facing land in a private, elevated position in a dress circle acreage belt just a short drive to coast beaches, airport, and major amenities; offers an exceptional opportunity to secure a blue-chip land parcel with family home ready for renovation/rebuild and subdivision potential. The home itself is perfectly positioned on the site to maximise privacy, natural light, elevation, cooling breezes, and outlook. Across a single level it comprises four bedrooms, two bathrooms, modern kitchen, office, spacious living/dining with open fireplace, full length covered verandah, separate laundry, and double carport. A family-friendly floor plan facilitates good separation with the master bedroom in the western wing and the remaining bedrooms on the eastern side; three of the four bedroom open out to the verandah, and the large office has both internal and external access. Solidly built, the home could benefit from some renovation and reimagining, with plenty of potential to update without fear of overcapitalising; alternatively, you may want to custom design and rebuild your acreage lifestyle residence of choice in this stunning setting. There is a massive lush outdoor lawn area for children to play – cricket, footy, croquet, mini-golf and more; a cute cubbyhouse the little ones will love, and a sun-drenched inground pool with sunbathing terrace that will delight all ages; pina colada by the pool anyone? Established trees frame the home and a bushland backdrop just further enhances privacy, peace, and calm – the local birdlife will serenade you with their sweet song; it's an idyllic setting in so many ways, you may even decide to build a second dwelling/granny flat to share this slice of paradise with extended family members. In addition, there is also potential to subdivide (subject to council approval), possibly into three lots; so, the investment here is not just in lifestyle but also additional capital gain via development. You may (or may not) wish to pursue this, but regardless, it certainly increases appeal and value when on-selling at a later date. Located less than 10 minutes to Bli Bli and Maroochy River, 15 minutes to the airport, 15-20 minutes to beaches, Sunshine Plaza, and Maroochy CBD; 8-20 minutes to public and private schools (and on school bus route) and 20 minutes to the university – this is family-friendly, convenient acreage living. One of the closest acreage suburbs to coast beaches – Rosemount is always in high demand, known for its prestigious homes, lush fertile soil, and close proximity to everything you could want, or need. This is an outstanding opportunity for a range of buyers – from families, builders/developers, through to land-bankers. Act today and reap future benefits.

Summary of Features:

- Prime potential development site in blue-chip acreage belt
- 2.59 hectares: elevated, private, north facing, and lush
- Solid family home with potential to renovate/update
- 4 bedrooms, 2 bathrooms, office, living with fireplace
- Full length covered verandah with verdant outlook
- Sun-drenched inground pool and sunbathing terrace
- Expansive flat lawn areas for children & pets to play
- Could build granny flat/second dwelling onsite (stca)
- Potential to subdivide into possibly three lots (stca)
- Close proximity to coast beaches, river, shops, airport
- Vacant & ready for next chapter – what lies ahead?
- Truly exceptional opportunity for a range of buyers

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.