

29 Abalone Avenue, Paradise Point, Qld 4216

 Coastal

Sold House

Tuesday, 5 September 2023

29 Abalone Avenue, Paradise Point, Qld 4216

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 506 m2

Type: House

\$990,000

Auction In Rooms, Tuesday 26th September at 11am, Harcourts Coastal Office, 12 Grice Avenue, Paradise Point Nestled in the heart of Paradise Point, this double-storey brick home rests on a generous 506m² block, offering an array of opportunities for those with a keen eye for real estate. Situated just a brief stroll away from the picturesque Broadwater, this residence is perfectly placed. It boasts easy access to Paradise Point Village, schools, Paradise Point Parklands, and the beach, making it an ideal haven for embracing the sought-after Gold Coast way of life. Whether you're seeking to move in and renovate, knock down and re-build or a savvy investment, this property presents a myriad of possibilities for the astute buyer.

Option 1: Capitalize on the existing 'medium-density' zoning by constructing a pair of opulent villas that maximize the allure of this exceptional locale. Reside in one villa while potentially leasing or selling the other, or opt to sell both for a lucrative venture! Any development is ***Subject to Council Approval.

Option 2: Consider embarking on a renovation journey for the current residence. Leveraging its sturdy brick façade, this home holds the promise of transformation into a remarkable abode, ripe for expansion and enhancement.

Option 3: Maintain the current state of the home and opt to lease it, strategically preserving the property for potential future gains through land banking.

- 218m² double-storey solid brick home
- 506m² block with medium density zoning (make enquiries with town planning or council as to site's full potential)
- Merely 300 meters away from the captivating Broadwater, beach, and scenic Paradise Point Parkland
- Spacious open-plan lounge and dining area complemented by a practical kitchen
- Spacious master bedroom with built-in mirrored wardrobe & ceiling fan
- Two additional guest bedrooms for your convenience
- Main bathroom accompanied by a separate toilet for added convenience
- Laundry conveniently located within the garage, along with a separate lock-up storage room/workshop
- Outdoor covered deck affording views of the spacious fully-fenced yard
- Double automatic lock-up garage in addition to a double carport

*Approx.*** Subject to Council Approval

This is an exceptional opportunity - give Shaun a call today so you don't miss out!

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.