

3 Carlton Avenue, Moffat Beach, Qld 4551



House For Sale

Wednesday, 24 April 2024

3 Carlton Avenue, Moffat Beach, Qld 4551

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 665 m2

Type: House



Yianni J. Mooney

0420300977

Auction

Yianni Mooney proudly presents to the market 3 Carlton Avenue, Moffat Beach. Owners instructions are clear - must be sold at Auction. Are you tired of renting and want to enter the property market? Do you want to secure a property in the beautiful suburb of Moffat Beach and make your own mark on the perfect canvas? Look no further. An outstanding opportunity is now on offer to secure a home, conveniently positioned in the heart of this beautiful southern Sunshine Coast beach suburb - arguably one of the fastest growing and highly sought after regions in Australia. This central location is fast becoming the area of choice for those in search of prime properties to secure and hold for future growth. First time offered in 30 years, and with its relatively original construction, the existing dwelling is a circa mid 1990's style residence, making this the perfect opportunity to add your own style and personality, or alternately knock down and rebuild your ideal family home. Perfect for someone to renovate and bring it up to a modern style, makes this ready for its next chapter. Set privately on a 665sqm parcel of land in the heart of the highly desired suburb of Moffat Beach, this solid four bedroom family home boasts loads of potential and offers a wonderful Sunshine Coast lifestyle. With a well laid out floor plan and beautiful timber flooring throughout, this could easily be retained in a complete renovation of the home or maybe you can move in to now and plan your restoration over time, adding further value. Perfectly positioned just moments' walk to cafes, restaurants and the vibrant local Moffat Beach precinct. Located in an area where gentrification has seen a strong surge in recent times with numerous renovations already completed and more in place, this could be a great financial opportunity to invest in a valuable and increasing property market. In this tight rental environment, this is the ideal time to take advantage of the opportunity to offset rental payments with mortgage costs. Whether you're a growing family or a savvy investor, this home is a canvas ready for your vision. Don't miss this opportunity to take advantage of potential future rewards of capital growth in this sought after location. This is a perfect addition to any property portfolio. Act quickly to secure. Must be sold at Auction. What we love about the property:- Prime central Moffat Beach location- Perfect to make your own mark on- Renovate or knock down and build your dream home- 665sqm block of land - quiet neighbourhood- Four bedroom residence- Beautiful timber flooring throughout- 3m x 8m verandah- Large front porch- Great sized covered patio area- Separate media room - additional living room- Separate laundry- Side access to back yard- Single car lockup garage- 10 minutes* to the Sunshine Coast University Hospital- 25 minutes* to the Sunshine Coast Airport- 60 minutes* to Brisbane International Airport Should you require any further information, please call Yianni on 0420 300 977 AUCTION - On-site Saturday 25 May at 11.30am* approximately

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.