

30 Dunn Road, Avenell Heights, Qld 4670



House For Sale

Tuesday, 7 May 2024

30 Dunn Road, Avenell Heights, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 2023 m2

Type: House



Michael Loader

SUBMIT ALL OFFERS

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptionally unique property perched on one of the largest remaining original residential lots you will find in 4670!*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM MONDAY 20TH MAY 2024 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOMES ***Situating in a super central location handy to CBD, sports grounds, parks, schooling, shops, day care and walking distance to almost everything, They don't come much better than this! This property is offered for sale for the first time EVER (one owner since new which speaks volumes for the area) and offers some serious bang for buck, a variety of subdivision options & will be sold quickly!Features include:- 3 bedrooms + formal office & large rumpus , generous proportions- Solid block construction, hardwood framed, well cared for inside & out, built solid!- Original neat order, built by a licensed builder / architect for himself all those years ago, quality assured- Large main bathroom with single vanity & shower + separate toilet (2 toilets in the home)- Large main lounge area with adjacent formal dining room - Centrally located kitchen with plenty of bench/ cupboard space- HUGE full length rumpus area, formal office with entry & toilet/ basin (ideal for the home business)- Attached car port to the front of the home- Large 4 bay car port & entertaining area to the rear of the home, fully concreted - LARGE SHED @ the rear fully powered & lit, plenty of room for the boat/van & all the toys- Neat as a pin and a credit to its owners, extremely well cared for both inside and out - MASSIVE fully fenced 2023m2 allotment, massive upside here with the potential to subdivide (stca) and reap the rewards! THIS IS RARELY FOUND ANYWHERE IN 4670 and the options which the lot offers are substantial - Huge subdivision potential with endless options including a simple subdivision giving you a spare lot or 2 at the rear (stca), simply sell off the lots and down size the mortgage or sell off the house and build your dream home at the rear (stca)- Another option would be to apply to council for a similar development (duplex style units) like the adjoining lot which has been already been developed (stca)- A variety of options exist with this highly sought after property, buyers please take a look at the drone shots provided for examples of already developed lots of this size in the immediate area/street for a guide on what may be possible (there are several different options)- Simply want a huge back yard for the kids/ family to enjoy? Simply renovate the existing home to your liking and enjoy the space on offer for a lifetime- With a lot this size, the potential on offer is enormous for the savvy investor/ developer and we expect interest to be high- Ideal land bank investment, sit back and let the tenant pay the property off whilst you plan the sub division or additional dwelling (stca) in the future - The property offers a large frontage of 25+ meters and a Depth of 80m- 100% FLOOD FREE allotment - Plenty of side access on offer to the shed & block, ideal for the tradesman or someone needing shed space with room to move on a huge/ very rarely found parcel of land- Family friendly area, close by are a variety of parks, bike track, shops & schooling- Situated close to the medical precinct/ CBD / major hospitals all within a short drive meaning the investment opportunity here is ideally positioned for future growth - First home buyers/ tradies/ renovators this one offers a great opportunity with the ability to value add & renovate as you go to suit your family - Investors who need a holding income whilst planning a development, a current rental appraisal at \$480-\$500+ per week as is, or renovate and reap the rewards with higher yields.- Investors, Land bankers, Small time developers, Builders, this one is for you!- Properties in this area are highly sought after due to their close proximity to all hospitals and the CBD, they don't make blocks this in size in town anymore!- One owner since they built the home new 50+ years ago, first time ever to the market- A charming mid century modern design, maintained well, this one is sure to impress- FINALISATION OF FAMILY ESTATE - VACANT FOR SALE PURPOSES, PRESENTED WELL FOR SALE!- You will not find a bigger residential lot for sale in current market with so much potential on offer and such great returns, be very quick! SERIOUSLY GOOD VALUE, MOTIVATED SELLERS SEEK IMMEDIATE ACTION - ALL OFFERS WILL BE PRESENTED!! IF YOU HAVE BEEN SEARCHING FOR A GREAT HOME, ON A HUGE BLOCK WITH UNLIMITED POTENTIAL...STOP LOOKING. OOZING OPPORTUNITY THIS ONE IS SUPER UNIQUE, MUST BE SOLD & AWAITING YOUR INSPECTION!***FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loaderspropety.com.au***CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!At a glance:Bedrooms: 3+ Office & rumpusBathrooms: 1Toilets: 2Living: 2Car Accom: 6+Solar: NoLand size: 2,023sqmSubdivision potential: Yes (RES A Zoning currently)A/C - YESRates - Approx \$1800 p/hRental App - \$480+ p/w (as is)***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****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.*