

**34 Browning Boulevard, Battery Hill, Qld 4551**

AMBER WERCHON

**Sold House**

Friday, 1 March 2024

34 Browning Boulevard, Battery Hill, Qld 4551

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 660 m2**

**Type: House**



Daniel Mendes  
0422890377

**\$800,000**

SOLD By Daniel Mendes - Amber Werchon Property presents to the market 34 Browning Boulevard, Battery Hill. This family home set on a 660m<sup>2</sup> block offers fantastic potential and an ideal investment, perfectly located close to cafes, shops, and the beach. Featuring an abundance of space with a massive open living and dining area, three large bedrooms, modern combined bathroom and laundry, separate powder room, air-conditioning throughout and an outdoor patio connected to a big backyard, this home has plenty to offer while there is room to add value with some cosmetic updates. Situated on a level block that is fully fenced with side access, the home is a blank canvas ready to be personalised according to your needs. All of the bedrooms are a great size with air-conditioning and storage, with additional cupboard space throughout the home. The huge third bedroom could easily be split into two bedrooms as there are two entrances and a window on each side. A large open plan living area has been freshly finished with neutral walls and flooring, and is filled with lots of natural light thanks to the big windows and sliding doors leading to the outdoor alfresco area which allows for a great indoor-outdoor flow. The home is move-in ready with a functional kitchen boasting ample storage plus breakfast nook with access out to a covered porch. Currently used as an investment home, there is plenty of scope to update and personalise or the opportunity for use as a rental. Location is ideal as Dicky Beach, with its Surf Club and local shops, is just down the road while the Currimundi Hotel and entertainment complex is within walking distance. Currimundi Marketplace is also a short stroll away while public transport is close by. Whether you are searching for your first home, wanting to add to your investment portfolio, or looking to add value with a minor renovation in a fabulous location, this property will not disappoint!