

**343 Bradman Avenue, Maroochydore, Qld 4558**



**House For Sale**

Wednesday, 29 November 2023

343 Bradman Avenue, Maroochydore, Qld 4558

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Auction

Nestled along the thriving Bradman Avenue, with a picturesque view of the adjacent parklands and the serene banks of the Maroochy River, this property presents an exceptional opportunity for development or land banking with a great holding income. Situated beside council land, this property enjoys a spacious feel. The block has already been elevated and improvements have been made to the dwelling. Whether considering immediate development prospects or securing an asset for future growth, this block offers an enticing blend of location, potential, and elevated living. Seize the opportunity to explore the possibilities and secure a slice of this prime real estate. This home is move-in ready with a modern kitchen featuring stone top benches. The layout flows well, including a front living area that opens to a spacious elevated deck for morning enjoyment in the north-facing position. Polished timber floors throughout add a warm touch upon entry. The bedrooms are roomy, with the Master separated for privacy, boasting an updated ensuite and a private timber deck. At the back, there's a third deck overlooking a large flat backyard, with no direct neighbours. The property has been prepared so that an additional 120m<sup>2</sup> of living can be accommodated under the house with ample height/legal ceilings and above historical flood levels. It's just awaiting your personal touches downstairs to increase its value. This property is a must see for anyone looking to buy their family home or considering investing in a development site subject to council approval in this beautiful position along Bradman Avenue.

Option 1 The Delivery of 4 x units, 2 x river view and 2 x park view STCA  
Option 2 The Delivery of a Duplex to the 607m<sup>2</sup> Site STCA  
Option 3 Owner Occupier to purchase the total 607m<sup>2</sup> lot, Live in the house and subdivide at a later date, selling the rear block off STCA.  
Option 4 Investor to purchase the 607m<sup>2</sup> and have the two holding incomes with the house and current caravan lease arrangement with a combined income of \$1,000 per week. With the option to build in 2 x self contained units underneath this income could be increased substantially.

Features:- 607m<sup>2</sup> north facing riverfront- Open plan with timber floors- Large entertaining decks- Great development opportunity- Just one neighbour and surrounded by parkland- 8 Minutes from the Sunshine Coast Airport  
Contact for more information: Pam Thomas- 0438 272 096 & Sarah Olsen- 0436 325 257- Ray White Maroochydore

\*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.