

38 Oval Avenue, Caloundra, Qld 4551



Sold House

Wednesday, 3 April 2024

38 Oval Avenue, Caloundra, Qld 4551

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 602 m2

Type: House



Yianni J. Mooney

0420300977

\$945,000

Yianni Mooney Property proudly presents to the market 38 Oval Avenue, Caloundra. Homeowners, investors, developers, astute commercial buyers ... take note, prime corner location - secure your future, land bank and capitalise on solid future growth. Instructions are clear - must be sold. An outstanding opportunity is now on offer. Very rarely do parcels of this quality and location come to the market - corner allotment, level land, central convenience - a substantial blank canvas awaits. 38 Oval Avenue presents as a great opportunity to invest in one of Queensland's most exciting and arguably one of the fastest growing regions in Australia. Positioned in an area undergoing rapid gentrification and strong on-going development and with very limited developed assets in the region, this is the financial decision to capitalise in a highly sought-after commercial and residential growth area. Extremely versatile with unlimited potential, offering buyers a quality high profile, freestanding property, with the option to investigate a range of assessable uses to maximise its immediate development prospects. The existing standalone dwelling is an original circa 1980's style residence, with two bedrooms and one bathroom, which could easily be reconfigured to suit an array of businesses, such as accountants, solicitors or medical practitioners. Land bank now with the property returning good current income until your decision to realise on the property's higher use value and further develop as a premium addition to your investment portfolio. The 602sqm corner site is perfectly located, providing dual street frontage and great traffic exposure. Whether you consider further improvement as a residential development or commercial proposition, the location presents as ideal, directly across from the award-winning Caloundra RSL, moments to McDonalds and other speciality businesses, and within close proximity to established medical practices and professional suites. The strong demand for investment dwelling in this irreplaceable Caloundra location, the prospect to substantially increase portfolio income and real property value, proves a sound investment decision. Underpinned by Regional Business Centre zoning, the potential exists to further develop commercial offices, townhouse or duplex development, subject to council approval. Perfectly situated in Caloundra's Mayes Estate commercial precinct and around the corner from the Caloundra Shopping Centre proposed expansion, which currently includes Kmart and Coles, this location is a short stroll to schools, pristine beaches, CBD, parks, cafés and with the nearby Sunshine Coast University Hospital. Future planned development of the surrounding Health Precinct, strong infrastructure underway and the growth of Caloundra South Urban Development Area, means this property will be highly sought after. With high demand for commercial and residential sites and a rising population, this is the perfect environment for savvy investors to capitalise on this land bank opportunity for the future, ensuring long-term value. Suit investor or business end user. Don't let this perfect opportunity go by - act quickly to secure and invest in the future. What we love about the property:- Prime exposure - ideal corner allotment - 602sqm flat parcel- Current configuration - two bedroom, one bathroom standalone dwelling- Highly valuable commercial location - two street frontage- Land bank now, capitalise on current rental income- Rare development opportunity - zoned Regional Business Centre- Reconfigure current floorplan to accommodate medical or professional suites- Suit commercial office, townhouse or duplex development (STCA)- Perfectly positioned directly across from Caloundra RSL- Moments to Caloundra Shopping Centre, including Kmart and Coles- Moments to Caloundra CBD precinct and entertainment- Short stroll to patrolled surf beach, trendy cafes, restaurants- 15 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*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.