

# 4 Caroline Avenue, Southport, Qld 4215

## House For Sale

Tuesday, 16 January 2024

4 Caroline Avenue, Southport, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1027 m2**

**Type: House**



Guy Powell

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## Auction

Auction In Rooms, Wednesday 7th February at 11:00am. Level 1, 16 Queensland Avenue, Broadbeach. Nestled in a quiet street on a massive 1,027sqm allotment, this opportunity is unprecedented and truly not one to be missed. With 38m of street frontage, this property boasts endless potential to landbank, develop, renovate, or rebuild and restore. The current residence offers the perfect canvas for your dream home. Make use of the current in-ground swimming pool, deck and bones to renovate this beautiful character home into your very own sanctuary or investment. Alternatively, with the expansive block size, street frontage and residential B zoning, rebuild or develop - the options and opportunities are endless. Situated in one of the Gold Coast's most central locations just moments from Ferry Road Markets, the Broadwater, HOTA, TSS, St Hilda's, world class beaches, medical precincts and shopping centres. Properties of this size and potential in a location to love are hard to come by. With appeal to all buyer being renovators, flippers, builders, savvy investors or land bankers alike, act quick to secure the opportunity to make this unique residence your own. Property Features: • Massive 1,027sqm block • 38m of street frontage • Landbank, develop, renovate or rebuild • Residential B zoning • Elevated position • Single level home with 2 bedrooms and 1 bathroom • Large in-ground swimming pool • Central location just a short stroll or drive to countless Gold Coast amenities and schools Property Specifics: • Council Rates: \$1,221.14\* half yearly • Water Rates: \$264.39\* per quarter • Rental Appraisal: \$700 - \$750\* per week \*Approx Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.