

# 4 Upper Gay Terrace, Kings Beach, Qld 4551



## House For Sale

Friday, 16 February 2024

4 Upper Gay Terrace, Kings Beach, Qld 4551

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 567 m2**

**Type: House**



Yianni J. Mooney  
0420300977

## For Sale

Yianni Mooney Property proudly presents to the market 4 Upper Gay Terrace, Kings Beach. Make no mistake – this prime property will be sold. Looking for the beach home of your dreams? Do you want to secure prime coastal real estate with strong capital growth and the potential to further develop? Discover this .... your very own beach house, less than one minute's walk to toes in the sand and ideally located in the highly prized south-east Queensland coastal suburb of iconic Kings Beach. Offered to the market for the first time in almost 22 years, this four bedroom family residence is perched on a prime 567sqm parcel of land and presents as an outstanding opportunity that is on offer now. Families take note - the perfect family beach holiday home. Enjoy the use of a family holiday home. Step inside and envision the possibilities as you explore the original features of this home, creating a unique canvas to unleash your creativity and personal flair. Located just 250m\* from the surf patrolled pristine waters of Kings Beach, here you are positioned to take advantage of the best beachside way of life only this coastal suburb can offer. Holiday every day in this sunny beach house with everything at your doorstep. This retro home has plenty of character for a carefree lifestyle. The top floor boasts classic polished timber floors that lead out to an open plan living area. Ocean facing windows let in those wonderful sea breezes. A well laid out kitchen is perfect with loads of cupboard and bench space and is the ideal configuration for get-togethers with family and friends, creating lifelong treasured holiday memories. From the main kitchen hub, you can access two separate outside patios, making entertaining easy. Four bedrooms, a great sized separate bathroom and separate laundry compliment this floor. On the lower level there is a great workshop and storage space, and this floor accommodates three car secure parking. Investors take note - buy, add value and hold - the ideal investment strategy. This opportunity becomes even more enticing for investors or property developers. With a wide 16m\* frontage, high density residential zoning and the possibility to develop up to 21m\* in building height (STCA), the potential here is unlimited. The house provides an excellent starting point for the perfect sea change, you can just move in and relax with amazing scope to renovate, extend and improve. Or remove the existing dwelling, build your new beachside home or redevelop further, making the best advantage of this ideal beach landscape. This amazing opportunity is in highly sought-after Kings Beach, just a short stroll to local shops, cafes and restaurants, the patrolled surf and local surf club. Residents and holiday makers enjoy the Coastal Walkways, which provide scenic walking, riding or running options for kilometres north to Shelly Beach and Moffat Beach and south to Golden Beach. If location and lifestyle are important to you, and strong real estate holding is important to you, then do not let this opportunity pass you by. What we love about the property: - Tightly held blue-chip location – first time offered in 22 years - Elevated position – beautiful ocean views - Highly sought after Kings Beach – wide 16m\* frontage - Just 250m\* walk to toes in the sand - Perfect holiday residence – add your own creativity - Four bedrooms, one bathroom, separate laundry - Open plan living, two balconies - light and breezy - Well-equipped kitchen – great storage and bench space - Secure three car accommodation – fully fenced back yard - Development potential – build to 21m\* (STCA) - High density residential zoning - good strong capital growth - Ideal for families, investors or developers - Walking distance to cafes, restaurants, surf club, waterpark - 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.