

42 Malvern Drive, Moore Park Beach, Qld 4670



Sold House

Monday, 16 October 2023

42 Malvern Drive, Moore Park Beach, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1609 m2

Type: House



Michael Loader

Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional coastal residence which has just undergone a fantastic modern renovation internally & is vacant and ready to be sold! Situated in a quiet location by the beach, surrounded by quality properties this residence is the perfect place to call home or invest. Offering a large open plan layout, brand new interior renovation including paint/flooring, a lovely outdoor alfresco area & massive 1609m² with no rear neighbor! Features include:

- 4 generous bedrooms, all with built in robes
- Large Master Suite with WIR & ensuite
- Sizeable open plan Lounge & combined dining
- Recently refreshed inside with BRAND NEW vinyl flooring & BRAND NEW professional paint job meaning you can just move in & relax
- The open plan design allows for the prevailing breezes to flow through the home
- Sizeable centrally located kitchen equipped with quality appliances. This space offers plenty of storage options, pantry and plenty of bench space.
- Large doors bring the outside in & open onto the outdoor alfresco area
- Air conditioning, great coastal breezes on offer being so close to the water
- Built in 2013, designed for to capture the coastal breezes, just 10 years young
- The home is currently vacant for sale purposes
- Current rental appraisal \$550+ per week, amazing returns on offer in high growth area
- An amazing family friendly design offering neutral tones throughout in combination with modern finish, A MUST SEE for those wanting to experience beach side living
- Double remote lock up garage attached to the main residence with internal access to the home
- Dual Side access on offer to the spacious allotment via double gates, full fenced and secure
- MASSIVE 1609m² block, plenty of room for a shed & pool if required
- JUST 620m to the golden sands of Moore Park beach, 2 minutes to IGA, fuel station, Bakery & Tavern
- Subdivision potential (STCA) or add a granny flat/ second dwelling
- The yard is blank canvas and would look even better with some TLC and landscaping
- Backing onto parkland, no rear neighbor
- This extra large lot lends itself to subdivision / dual occupancy (STCA)
- Located within walking distance to the pristine Moore Park beach which offers 4wd access, some of the most beautiful coastline in 4670 at your door step
- Family friendly area, just 1 minute to the school and a short walk to the bowls club & tavern
- Offers a great change of lifestyle, sea breezes all year round, great place to retire or invest
- Awesome home to retire in or unbeatable rental property for the permanent or Air BNB market, either way this property is assured to be a winner
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE!
- AS YOU CAN IMAGINE THIS HOME HAS TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF, BE PREPARED TO BE AMAZED! IF YOU HAVE BEEN SEARCHING FOR A GREAT COASTAL INVESTMENT OPTION WITH PLENTY OF OPTIONS... LOOK NO FURTHER. THIS HOME OFFERS AN AMAZING OPPORTUNITY FOR ONE LUCKY BUYER, A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT PROPERTY. THE VENDORS ARE SERIOUS ABOUT A SALE AND ALL SERIOUS WRITTEN OFFERS WILL BE CONSIDERED, FIRST TO SEE WILL BUY...***FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au***CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance: Bedrooms: 4 Bathrooms: 2 (2 toilets) Living: 2 Car Accommodation: 2 Land size: 1609m² SHED - NOA/C - Yes SOLAR - No Rates - \$1400 p/h Approx Rent Appraisal - \$550+ p/w

Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document