

**44 Boreen Parade, Boreen Point, Qld 4565**

hinteroosa  
FROM THE MOUNTAINS TO THE SEA

**House For Sale**

Friday, 3 November 2023

44 Boreen Parade, Boreen Point, Qld 4565

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1355 m2**

**Type: House**



Alisa Wythes

## Offers Considered

Welcome to this remarkable property located in the beautiful town of Boreen Point. Situated on an enormous 1355sqm of usable land perfectly positioned on the stunning esplanade within a stones throw to the waters edge. One of the standout features of this property is its two road access with the esplanade and Mango Lane to the rear of the property. For water sports enthusiasts, this property is a dream come true. With the water just across the road, you'll have instant access to an array of exciting activities. Whether it's sailing, kayaking, fishing, or simply enjoying a leisurely swim. The existing solid brick home has been split into two fully self-contained residences. The top floor is currently tenanted, presenting an excellent opportunity for generating rental income. Meanwhile, the downstairs area serves as the perfect holiday home for the existing owners, offering comfort and relaxation whenever desired. However, the true potential of this property lies in the numerous opportunities it presents. Whether you're seeking a remarkable holiday home, a savvy investor looking for a promising investment, or someone with dreams of building their own bespoke residence, this property caters to all. With a block of land this size located on the esplanade, the possibilities are endless. Imagine crafting your dream home overlooking the serene waters or even exploring the potential for development options. Whatever your vision may be, this property offers the ideal canvas to turn your dreams into reality. Don't miss out on this extraordinary opportunity to secure a spacious property with dual road access, waterfront proximity, and unlimited potential in the beautiful Boreen Point. Act now and seize the chance to create your own piece of paradise.

Features:

- Incredible waterside position
- Expansive 1355sqm of usable land
- Two road access points
- Water sports enthusiast's paradise with the water across the road
- Solid brick home split into two fully self-contained residences
- Top floor tenanted, ideal for generating rental income
- Downstairs perfect as a holiday home for owners
- Ample opportunities for a great holiday home or savvy investor
- Endless potential with a large esplanade block for dream home construction