

# 44 Parr Street, Biggera Waters, Qld 4216

## Sold House

Thursday, 5 October 2023

44 Parr Street, Biggera Waters, Qld 4216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 511 m2**

**Type: House**



Tim Zampech  
0400343403

**\$920,000**

Perfectly positioned on a 511sqm block only 400 metres to the stunning Broadwater, this home boasts an exceptional location with plenty of options for the real estate savvy buyer. Located within walking distance to the Metro Markets, schools, parks and the beach, this is the perfect place to enjoy the coveted Gold Coast lifestyle.

**Option 1: Move Straight In or Rent!** Choose to enjoy the existing home as is, either as your own residence or as a rental property, strategically preserving this valuable asset for future gains. Biggera Waters remains an affordable Gold Coast suburb, offering proximity to sandy beaches and crystal-clear waters.

**Option 2: Renovate or Re-build** Unleash the full potential by renovating or extending the existing home and turning it into your dream beachside residence. The current home's solid brick construction and generous block size is a fantastic start towards creating your vision in this prime location. Alternatively, with the land and location sorted, you can knock-down the existing home and focus on building exactly what you and your family need in your brand new home.

**Option 3: Luxury Villa Development** Leveraging the existing 'medium-density' zoning, explore the opportunity to build a pair of luxurious villas (subject to council approval) that will capitalise on this superb location. Live in one villa and rent or sell the other, or maximise your investment potential by selling both villas. Whatever option you choose, homes in this sought-after beachside pocket are hard to come by and don't last long. Act now and secure this exceptional opportunity for your future!

**Property features:**

- + 511sqm block with medium density zoning (make enquiries with town planning or council as to site's full potential)
- + Solid single-level three-bedroom brick home with Colorbond roof
- + Light and bright tiled open-plan lounge and dining areas
- + Renovated kitchen with stone benches, glass splashback and stainless steel appliances
- + Large undercover alfresco area overlooking the fully fenced yard with garden shed
- + Main bathroom with modern vanity, separate toilet and laundry
- + Drive through double tandem garage plus additional single carport with secure roller door
- + Ceiling fans throughout for year-round comfort
- + 400m to the stunning Broadwater, beach and parkland + 130m to Metro Markets shopping centre

**Suburb Profile:** Biggera Waters is a beautiful coastal suburb on the northern end of the Gold Coast. It offers a stunning location and access to the beautiful Broadwater and various water-based activities such as paddle boarding and fishing. Additionally, there are plenty of parks, walking tracks, cafes, restaurants, and shopping centres within easy reach. Biggera Waters is the perfect suburb for those seeking a coastal lifestyle with convenient amenities.

**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.