

# 53 Paradise Parade, Paradise Point, Qld 4216



## Sold House

Wednesday, 6 September 2023

53 Paradise Parade, Paradise Point, Qld 4216

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Area: 569 m2

Type: House



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**\$1,570,000**

With developable homes and land in Paradise Point being scarce, this large, almost 400m<sup>2</sup> home on a 569m<sup>2</sup> block, situated across the road from the water (Lindsay Harbour), offers numerous opportunities. A classic home with space for extended families, larger families or those with teenagers requiring space. The home features four-car garaging, and room for a caravan or motorhome, it can be purchased and lived in immediately or held to be developed in the future. Offering "R2" (Medium Density Residential) zoning in this location makes 53 Paradise Parade a prized asset for the developer wanting to commence a project now or land banker happy to live there (or even tenant) in the meantime, waiting for future gain. The discerning buyer can utilise the 'Medium Density Residential Zoning' to take advantage of the unique house design, allowing (with modification) a potential "dual living" situation meaning a multi-income stream for the investor or a secondary income for the owner occupier. A desired location that allows for leisurely walks to the much-esteemed Paradise Point Shopping village where specialty shops cater for local needs and the Café/Restaurant culture is booming. Dedicated boardwalks and Beach walks surround you, making this suburb one of the most desired on the Gold Coast. The current owners have invested heavily in recent years with an abundance of preventative maintenance work completed, including the appointment of an accredited dulux painter who has fully painted the outside of the home with a 10-year warranty, 3 x new reverse cycle large air-conditioner units, and a new spear pump and bore for irrigation. In addition, the owners have fitted 20 Astron energy panels (5000 KW) and a 6000 KW Solis Inverter (25-year warranty); energy bills are a pleasant experience. Internally the home has been modernised where needed yet still retains the classic build quality of solid timbers associated with the 1979 building. In addition, a carefully considered new and well-appointed kitchen has been added, with a walk-in pantry in a "daylight blue" colour for a calm and relaxed ambience. The kitchen/dining and living area link to the outside via floor-to-ceiling bi-fold doors (with concertina fly screens), where a carefully considered placement of a 6-person spa/BBQ platform and entertainment area await. A glorious Arbour with shade blind covers the spa, and Wisteria is in training to provide natural shade and colour when in bloom. The home's ground level also provides a dedicated media room, bathroom and a four-car internal access garage. A stone-top kitchenette is an added feature of the garage, creating multiple and diverse options. Upstairs boasts four generous bedrooms, three bathrooms and an open-plan office/living area. The two bedrooms at the rear of the home have access to balconies. One of the bedrooms is a second ensuite master /guest room with a spa. The primary bedroom (Master) is a separate haven with a lounge retreat, a large private balcony featuring views over the harbour, an ensuite and double walk-through "his and hers" wardrobes. The statistics of the home are vast: \*four bedrooms \*four bathrooms \*4-car garage \*Off-street (behind gates) parking for extra cars, a caravan or a motorhome. \*Water views from living/dining/kitchen, primary bedroom \*Indoor-outdoor flow to the entertainment area and spa \*New kitchen \*New exterior paint \*Rear garden with citrus trees (room for a pool if required), veggie patch etc. \*Solar energy Just a short drive to the M1 (North and South), and an excellent local Bus service gives easy access to Runaway Bay Shopping Centre, Harbourn town and the Gold Coast University Hospital. Viewing this unique and inspiring property is highly recommended.

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