

**54 King Street, Urangan, Qld 4655**

**PRIME**AGENTS

**Sold House**

Wednesday, 20 December 2023

54 King Street, Urangan, Qld 4655

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



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**\$769,000**

An exceptionally rare prospect awaits investors in Urangan, offering the chance to own a slice of paradise within walking distance to the Marina, 200 metres to beach, markets, and the iconic Urangan Pier. This property stands as an investor's dream, presenting a unique opportunity. With access from King Street to Hibiscus Street, there exists the future potential to subdivide, pending council approval. Whether considering the construction of a second dwelling or reveling in the expansive 1012m2 block with an existing two-bedroom Queenslander, the possibilities are promising. The Queenslander-style home features K'Gari timber floors, seamlessly blending original and modern elements. Despite its age, this property has been cared for, allowing for immediate occupancy and enjoyment within walking distance to all amenities. The design is quintessentially Queensland, with a hi-set configuration for optimal airflow, timber floors contributing to a natural and warm ambiance, and traditional features like fretwork above doorways and push-out windows with screens. The property is surrounded by established trees which may need the expertise of an arborist in the future or simply leave for complete privacy. The property's charm extends to the original kitchen, and there's potential to elevate the structure, creating additional space underneath or providing extra undercover parking. For those seeking a renovation project, this property offers a canvas for renewal and redecoration. In terms of investment potential, this property stands out with its dual access and an existing home that could potentially yield a rental income of \$500+ per week. This not only secures a steady return but also provides a source of income while contemplating future strategic moves. Don't miss out on this rare investment gem in a sought-after location.

- Rare Investment Opportunity
- Large 1012m2 block King Street to Hibiscus Street access
- 2 spacious Bedrooms with built in wardrobe
- Main Bedroom with Box Air-conditioner
- Kitchen Dining
- Gas Upright Stove
- Large Living Area
- Air-Conditioned Front Bedroom
- Ceiling Fans Throughout
- Bathroom Upstairs
- Solar Hot -Water
- Fully fenced
- Separate Toilet upstairs
- High-Set – with potential to raise to meet 2.4m requirement
- 200 metres to Beach, walking distance to Marina, Markets and Pier.
- Typical 1950-60s Queensland Style Home with K'Gari timber floors