

# 6 Snapper Street, Little Mountain, Qld 4551

AMBER WERCHON

## House For Sale

Wednesday, 24 April 2024

6 Snapper Street, Little Mountain, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 786 m2

Type: House



Steven du Preez  
0466447736



Gemma Papin  
0431086210

## **Open Negotiation: Current Bid \$727,000**

Amber Werchon Property presents to the market, 6 Snapper Street, Little Mountain: generous 786m<sup>2</sup> block; child and pet-friendly backyard; perched in an elevated position tucked away in a leafy neighbourhood; and surrounded by high quality recently built newer homes, offers an exceptional renovation or rebuild opportunity for the savvy buyer. Across a single level the home comprises three bedrooms, two bathrooms, two living areas plus multipurpose room (garage conversion), central kitchen, north facing covered patio, and separate laundry. Existing features include timber look flooring and built-in robes in bedrooms, separate bath and shower in main bathroom, oven, dishwasher, security screen door to rumpus/MPR, lock-up garden shed, side access, and solar power. This is a perfect opportunity to renovate; or knock-down and rebuild a stunning new lifestyle home in this sought-after pocket of Little Mountain. This street was extended some time ago, and along with the extension came the newer homes, giving the entire neighbourhood a facelift. Located within walking distance to parks and nature reserves, public transport (bus at end of the street) and childcare; plus, in close proximity to Sugar Bag Road Mountain Bike Trails, and 5-10 minutes to CBD, public and private schools, sporting/leisure facilities, and beautiful beaches – this is an ultra-family-friendly location, and access to Caloundra Road is quick and easy. Renovators, tradies/builders, and investors/land-bankers should take a serious look at this property – it does need some TLC, but the potential is clear; whether purchasing to property flip for profit, update and rent out, or move into as an owner occupier, any work and capital you put into it will reap rewards. Sale will be via bidding on the Open Negotiation platform. We anticipate high demand for this property and highly recommend you get registered as soon as possible. Once you're registered, you will be kept up to date with the progress of the campaign and you will know what price to beat. Contact Steven or Gemma now for a registration link. Du Preez Family Pty Ltd and Papin Property Pty Ltd working in conjunction with Amber Werchon Property.