

**7 Minchinton Street, Caloundra, Qld 4551**



**House For Sale**

Tuesday, 14 November 2023

7 Minchinton Street, Caloundra, Qld 4551

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Andrew Garland



Marcus Lane  
0412515545

## Auction

7 Minchinton Street, Caloundra Auction On Site, Sat 9 Dec, 10.30am Calling all renovators, handymen or owner occupiers. Make this your next project! This unique home with loads of character making it a great renovator. Situated in the Medium Density Residential zone with an 18-metre height limit, this may be the ideal redevelopment opportunity (subject to Council approval). The home is situated level 607m<sup>2</sup> allotment perfectly positioned close to schools, shops, medical centres, bowls club, the cinemas, cafes and restaurants and moments from the Coast's best beaches. The home features two bedrooms upstairs plus study nook, a generous open plan living area and renovated bathroom. Downstairs is a multi-purpose area with kitchen. A separate bungalow would make an ideal home office, studio or craft room. A separate garage with room for two vehicles adds to the potential and possibilities. All you need is imagination. Caloundra is all about a relaxed coastal living and the water. With surfing, kite boarding, boating, fishing and water sports as well as the Coastal Walkway on your doorstep, you are truly living in a beachside paradise. Do not delay in inspecting this amazing opportunity. To be sold at auction. Features include- Level 607m<sup>2</sup>\* allotment in the heart of the Caloundra CBD- Zoned Medium Density Residential in the CAL LPP-1, Caloundra Central Precinct- Building Height Limit 18 metres- VJ walls and ceilings- Ready for renovation or redevelopment- Easy walk to Bulcock Beach and Kings Beach- Boating, fishing and water sports on your doorstep- Close to schools, shopping centres, tennis courts, Caloundra Pool and golf club- Short stroll to public transport- Approximately 65 minutes to the Brisbane International Airport and 30 minutes\* to Maroochydore Airport- 15 minutes\* to Sunshine Coast University Hospitals- 20 minutes\* to Sunshine Coast University.\*Approximately