

71 Kalimna Drive, Broadbeach Waters, Qld 4218

Professionals

House For Sale

Friday, 26 January 2024

71 Kalimna Drive, Broadbeach Waters, Qld 4218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 660 m2

Type: House



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Auction

It's a rare occasion when a starter waterfront home brimming with such promise enters the market, especially one with direct access to the canals of Broadbeach Waters. Your creativity is the only limit to its potential. Nestled in a serene cul-de-sac, it lies directly opposite a spacious waterfront park, making it an ideal spot for families and pet enthusiasts. The home's layout is perfectly suited for family life, catering to needs across all ages. This single-storey, bright dwelling is the quintessential family abode, ready for your personal stamp or to be enhanced as a valuable investment, (Subject to Council Approval - STCA.) Flanked by increasingly prestigious residences, this coveted location only adds to its allure. Moreover, this home is a stone's throw from Broadbeach's vibrant core, with easy strolls to local amenities including shops, cafes, restaurants, parks, and public transportation. Property highlights include:

- 4 Bedrooms and 2 Bathrooms
- Exclusive Direct Access to Water
- Convenient access to the Main River
- Expansive grassy area, ripe for a potential pool installation
- Climate-controlled living space, master bedroom, and second bedroom
- Additional Storage Shed
- Spacious Double Carport

Don't miss out on this incredible opportunity to purchase in your dream waterfront location. All offers will be considered prior to Auction. Contact Mitch Slattery today on 0413 291 977 for a copy of the information pack for this property. Council Rates: \$3,441.50 p.a. approx Water Rates: \$1,320 p.a. approx Auction: In Room, at the Mermaid Beach Bowls Club. Saturday 17th February at 3pm. Conditions: Deposit: 5 - 10% (Buyers Choice) Settlement 30 - 45 days (Buyers Choice) Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.