

**16 Hibiscus Avenue, Redcliffe, Qld 4020**

Place. 

**House For Sale**

Thursday, 4 July 2024

16 Hibiscus Avenue, Redcliffe, Qld 4020

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



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## Auction

Auction Location: On-Site Presenting space, updated interiors and a central location that grants exceptional convenience to retail, public transport, Redcliffe Hospital and the popular lifestyle attractions dotted along Redcliffe's waterfront, this residence will appeal to families and property investors with its potential for a dual-living conversion and rental income. Positioned on a generous 739m<sup>2</sup> allotment that has a favoured north-to-rear aspect, the level block has a 2-car plus workshop shed at the back of the yard (small car access only), a selection of fruit trees and room to value add with a swimming pool or large-scale outdoor entertainment area down the track (STCA). Solar panels have been installed, with 2 x 5kW systems in operation. From the outside, the two-level home has a distinctly Spanish flair, with archways, ornate steel security grilles, white-painted textured brick finishes and a tiled roof. Modernised only recently, the refurbished interiors have had an up-to-the-minute refresh that inspires, with on-trend bathrooms, updated internal wall linings, contemporary light fittings and a fully renovated kitchen with new appliances. Spacious and versatile, how you decide to utilise the living areas, all six bedrooms, the sunroom, outdoor patio connections and multipurpose rooms will be completely up to you. Large families and those who work from home will appreciate the separation of rooms, the three multi-zoned bathrooms and added amenities, and the recently repainted interiors. Timber floors, a double-height ceiling and VJ-style wall lining to the formal lounge, a glass balustrade feature and a light neutral décor throughout will provide the perfect backdrop to your individual style. The kitchen has white cabinetry highlighted by stainless-steel appliances and striking timber benchtops. There is an electric cooktop, under-bench oven, canopy rangehood and a dishwasher. With a breakfast bar and a casual meals area in addition to the formal dining room, there is enough space for everyone. Positioned within the school catchment area for Kippa-Ring State School (a 2.0 km drive away) and Redcliffe State High School (a 1.6 km drive away), amenities are close by, while hospital employees will appreciate being able to walk to work. The Sunday Redcliffe Markets on Redcliffe Parade's retail, restaurant and café dining strip, Redcliffe's foreshore and jetty, Settlement Cove Lagoon and the Suttons Beach swimming area are located only a short bus ride away. For families and outdoor enthusiasts, there is plenty of sun, sea, sand and salty air to soak up. Walk or ride the kilometres-long bikeways that stretch from Sandgate and Clontarf in the south to Scarborough in the north. Features of this property include:- Spacious two-level residence with renovated interiors- Suit large, extended families and those working from home- Ideal investment proposition with its proximity to Redcliffe Hospital- Versatile floor plan with the potential to develop dual-living- Choice of indoor/outdoor living areas, study spaces and storage- Interior updates include new paint, lights, kitchen and bathrooms- Double-height ceiling above lounge room, glass balustrade walkway feature- Three bedrooms on each floor, two have walk-in-robos- Solid timber floors, updated light fittings and window coverings- On-trend kitchen and bathroom inclusions, tiles, appliances- 2 x 5kW solar systems- Large, level 739m<sup>2</sup> block with north-to-rear aspect, large steel shed- Avocado, banana and mandarin trees. Great yard for kids, pets- 7-minute walk to the hospital, Redcliffe Botanic Gardens around the corner- 4-minute drive to Kippa-Ring Shopping Centre and train station- 5-minute drive to Redcliffe Beach's esplanade, jetty, markets and restaurants- Approximately 40 minutes (37 km) drive from the Brisbane CBD This residence has space, versatility and a ton of potential that will suit owner-occupiers and investors looking for unbeatable liveability and convenience to all that the Redcliffe Peninsula has to offer. Contact me today for further information, proposed open for inspection details or to arrange a private viewing without delay. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.