

22 Boomerang Crescent, Bundall, QLD, 4217



House For Sale

Wednesday, 9 October 2024

22 Boomerang Crescent, Bundall, QLD, 4217

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Type: House

Prime Waterfront Opportunity: Exceptional Renovate & Rebuild Potential

Nestled just off the main river in an exclusive location this spacious solid home offers a unique opportunity for investors, renovators or developers alike. Situated on a generous 779m² rectangular waterfront block perfect for those looking to enhance its charm, rebuild or hold for future capital appreciation.

Spanning two levels, this residence showcases a unique and versatile floor plan with both formal and informal living areas. The home features three generous bedrooms plus a study and store room that can be easily converted into a fourth bedroom, three bathrooms, and secure parking.

Upon entering, you are greeted by an inviting fully tiled north-facing pool that is sundrenched and private. The formal gated entry flows on to the spacious living areas within featuring striking polished slate floors, high ceilings and exposed brick feature walls. The original kitchen, which adjoins a sunlit meals/sunroom offers picturesque views over the pool. A further family lounge and sitting area at the rear of the property provide stunning waterfront vistas, making it an ideal space for relaxation and entertaining. The downstairs master retreat is a sanctuary of comfort, complete with a walk through wardrobe, private ensuite, and calming waterfront views.

Upstairs on a suspended slab construction the home continues with a further living area, full bathroom & powder room and two additional bedrooms. Both feature built-in robes and direct access to the private covered balcony, perfect for soaking in the serene surroundings. The level provides flexible space for family or guests.

Outdoors, the covered patio borders lush gardens and paved pathway to the pontoon and covered boat ramp with convenient proximity to the Main River, catering to water enthusiasts. Enjoy the convenience of walking distance to Sorrento shops and a short drive to the vibrant centers of Surfers Paradise and Broadbeach CBD, as well as stunning beaches and transport options.

This property offers endless possibilities for those looking to create their dream waterfront home or invest in a prime location with significant growth potential. Don't miss out - contact John Cole today to arrange your inspection!

Exclusive Property Features

- * 779sqm* rectangular waterfront block in exclusive location
- * Prime opportunity for investors, renovators, or developers
- * Two levels with formal and informal living, dining and entertaining areas throughout
- * Original kitchen with a sunlit meals/sunroom overlooking the pool
- * Three generously sized bedrooms, each showcasing tranquil water vistas.
- * Dedicated office with built in wardrobe + large storeroom, easily converted to 4th bedroom
- * Outdoor patio with lush gardens and water vistas
- * North facing swimming pool surrounded by garden setting
- * 18m* waterfrontage, pontoon, covered boat ramp & direct main river access
- * Walking distance to Sorrento shops, cafes, restaurants, hairdresser & more
- * Minutes to Surfers Paradise and Broadbeach CBD, Pacific Fair, Casino, beaches and transport

This property is being sold by auction therefore due to QLD legislation a price guide cannot be provided. This website may have filtered the property into a price bracket for website functionality purposes only.

DISCLAIMER: Lucy Cole Prestige Properties and its agents in preparing this marketing have used our best endeavours to ensure the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may inadvertently occur. Prospective purchasers should make their own enquiries and due diligence to verify the information contained herein.