

6 Myer Street, Redland Bay, QLD, 4165

House For Sale

Friday, 16 August 2024

6 Myer Street, Redland Bay, QLD, 4165

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Shanna Dale

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Exceptional Dual Living Opportunity in Prime Redland Bay Location

Welcome to 6 Myer Street, a prime opportunity for dual living and high rental yield in the coveted Redland Bay area. This exceptional property, nestled in a tranquil cul-de-sac, offers unparalleled convenience and investment potential.

Key Features:

- **Outstanding Location:** Situated just meters from the Redland Bay Golf Course and a leisurely stroll to Redland Bay Village and waterfront, this home benefits from a premium, high-demand location.
- **Dual Living Potential:** The property is duplexed on over 660m² of exclusive-use land. The main residence features 3 spacious bedrooms, a modern kitchen and bathroom, and generous living areas, all complemented by a full-length all-weather entertaining area.
- **Self-Contained Retreat:** A separate, self-contained 1-bedroom retreat offers privacy and a spacious living area, making it ideal for extended family or as a rental unit. Currently leased, the tenants are eager to stay, providing a steady income stream.
- **Income Opportunity:** With a combined rental return of \$920 per week, this property is a rare high-yield investment in a sought-after area.
- **Modern Amenities:** The home boasts modern kitchens and bathrooms, ensuring comfort and style for its occupants.
- **Solar Power:** Equipped with a 6.6kW solar system, the property promotes energy efficiency and sustainability.
- **Generous Frontage:** A huge 33-meter frontage provides ample space for boats and caravans, catering to a range of lifestyle needs.

Future Developments:

- **Weinam Creek PDA Master Plan:** Located near the upcoming Redland Bay Satellite Hospital and the dynamic Weinam Creek development, this area is poised for significant growth. The master plan includes:
 - Enhanced open spaces and parkland rejuvenation
 - New pedestrian and cycleways
 - Expanded car parking and improved drop-off facilities
 - A new boat ramp with separate emergency and public access
 - A mix of residential and retail spaces, including cafes, restaurants, and a potential medical precinct

This property not only offers immediate benefits but also positions you to capitalize on the future growth and revitalization of the Redland Bay area. Don't miss out on this exceptional opportunity for dual living and investment in a high-growth locale.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.