

78 Boomerang Crescent, Bundall, QLD, 4217



House For Sale

Friday, 30 August 2024

78 Boomerang Crescent, Bundall, QLD, 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ryan Ward

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Rare Isle of Sorrento Opportunity Moments from Main River

Occupying a generous waterfront block metres from Main River, this original single-level house presents a rare and versatile opportunity on the Isle of Sorrento.

The 776m²* property is one of only 137 in the prestigious community, which offers a sense of seclusion while remaining close to popular conveniences, beaches and lifestyle precincts.

Solidly built circa 1990, the residence comprises three sizeable bedrooms along with a large study, which could easily be utilised as a fourth bedroom.

A sprawling living room is adjoined by the open kitchen and dining zone, and all integrate seamlessly with covered and alfresco entertaining areas with unobstructed views down the long water inlet.

Lush gardens surround a deep lagoon-style pool to lend a resort-style ambience to the front yard, while multiple flat lawns cater to children and pets. Just beyond the private sandy beach is a finger pontoon, where you can store your vessels when not out cruising the waterways.

The existing home could be leased to generate a strong holding income, or elevated with a modern renovation. Those wanting to maximise the site's value could do so with the construction of a luxurious new dream home worthy of this premium waterfront position.

The Highlights:

- Original single-level house built circa 1990; first time available since 2009
- 776m²* waterfront block fronting protected Main River inlet; 140m* from Main River and only three bridges to the Broadwater
- Rare opportunity, one of only 137 properties on Isle of Sorrento; wide and secluded street
- Prime investment, renovation or knockdown-rebuild opportunity
- Finger pontoon; private sandy beach
- Deep, lagoon-style pool surrounded by lush tropical gardens; front, side and rear lawns
- Covered and uncovered waterfront terraces for entertaining
- Sprawling living area with outdoor access
- Open kitchen and dining area, can be enclosed with bifold doors; outdoor access
- Kitchen features oven, electric cooktop, double sink, abundance of storage and bench seating
- Waterfront primary bedroom features walk-in robe, outside access and ensuite with shower, double vanity and toilet
- Two additional bedrooms with built-in robes
- Large study with potential for use as fourth bedroom
- Main bathroom features built-in bath, shower, single vanity and toilet
- Large laundry with outdoor access
- Double garage with built-in work bench and storage; gated driveway for additional off-street parking
- Fully-fenced property with gated vehicle and side access

Income & Outgoings:

Council Rates: \$5,277.34 per annum approximately

Rental Appraisal: \$1,100 - \$1,300 per week approximately

Isle of Sorrento is a peaceful and prestigious waterfront community favoured for proximity to Main River and key conveniences. Located only 140m from Main River and with only three bridges between it and the Broadwater, this address is perfect for boating enthusiasts. Sorrento Shops are just 1km away, while the lifestyle precincts of Broadbeach and Surfers Paradise, with their renowned shopping, dining and nightlife options, are both within a 5km radius. Golfing enthusiasts will appreciate being surrounded by a choice of popular courses, and the closest patrolled beach is 3.5km. For families, highly regarded private schools including The Southport School, St Hilda's School and Emmanuel College are all within 7.5km. Proximity to major connecting roads facilitates easy travel around the Gold Coast, including south to Coolangatta.

Explore the endless potential of this prime Isle of Sorrento property just off Main River contact Marco De Vincentiis 0433 112 260, Ryan Ward 0405 309 359 or Darryl Bright 0481 205 205.

Disclaimer: 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.

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