

**9 Mercedes Place, Bundall, QLD, 4217**



**House For Sale**

Thursday, 1 August 2024

9 Mercedes Place, Bundall, QLD, 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Attention Renovators, Developers & Investors. Exceptional 709m2 Corner Block with an Array of Potential!**

Occupying a strategic corner position with dual street frontage, northern orientation and significant 709m2 land size, this property is well-suited for those looking to capitalize on its redevelopment potential. Whether you're considering building your dream home, developing multiple residences (STCA), or investing for the future, this site offers endless possibilities at a central highly desirable location.

The neat and tidy single level residence features brick and tile construction, three generous bedrooms and two bathrooms including master with ensuite, multiple living areas including family room with built in bar and formal living, large function kitchen with gas cooking and plenty of storage throughout, plus servery to dining room. A covered outdoor entertaining patio capitalises on the ideal northerly aspect overlooking the expansive lawn area, ideal for children and pets to play in safe surrounds, or as a potential pool area bathed in northerly sunshine.

Additional features include an oversize 2 car garage with epoxy floor and internal access, offstreet parking behind secure electric gates for additional vehicles including campervans / trailers, rear storage shed, spacious laundry, water tank and spear pump, split air-conditioning, security screens, solar panels adding to its convenience and efficiency.

You will love this prime central location with high calibre homes surrounding. Convenient to multiple amenities including GC Turf Club, Hota, Bundall Commercial Precinct, Walking paths, Chevron Island, nearby Childcare and TSS private boys school, Pindara hospital, Surfers Paradise & pristine beaches.

Don't miss the chance to explore the endless possibilities this unique property offers.

Disclaimer: We have used our best endeavours to ensure the accuracy of this information, however we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracy or misstatements that may occur. Any interested person or prospective Buyer must make their own enquiries to satisfy themselves of this information.