

Sold



47 Theresa Street, Golden Beach



## OWNER COMMITTED ELSEWHERE - WILL BE SOLD!

Located in a quiet street on the southern side of Golden Beach just metres to the calm sparkling waters of the Pumicestone Passage and Bells Creek Boat Ramp, is this neat and tidy classic brick home on a 567m2 block with a huge north facing backyard, ripe for renovation/extension, rebuild or redevelopment.

Comprising three bedrooms, one-bathroom, separate toilet, functional kitchen with adjacent dining room, north facing covered patio at rear, internal laundry, and single lock up garage plus gated side access to bring in boat/caravan - as is, it is the perfect size for a couple or small family and would make a great, comfortable weekender!

Freshly painted throughout, other existing features include new carpets, ceiling fans, built-ins in all bedrooms, split system air-conditioning in lounge, direct patio access from main and second bedrooms, and new front boundary fencing.

 3  1  1  567 m2

Price	SOLD
Property Type	Residential
Property ID	1654
Land Area	567 m2

### AGENT DETAILS

Matt Glynn - 0404 315 066

### OFFICE DETAILS

Code Property Group  
9/15 Nicklin Way Minyama, QLD,  
4575 Australia  
07 5438 3444



It is 'rent ready' for an investor to purchase and place a tenant in; and in this tight rental market with a prime location, returns will be attractive, and occupancy guaranteed.

If you love a renovation project to update and property flip for profit - then this has your name on it, with plenty of room to extend and build up (subject to relevant approvals) - and a prized northern aspect at rear to put in a pool and create an amazing alfresco entertaining space, get creative!

Located just a short walk to Pumicestone Passage and leafy parks/playgrounds and picnic areas; plus, just a few minutes' drive Coles Pelican Waters and the Golden Beach shops and cafes, and 8-minutes to Caloundra CBD, the location is not only 'Golden' but also convenient.

This is an outstanding opportunity for a range of buyers to invest in something much more than what it currently is; for the successful buyer, the future is GOLDEN.

- Golden beach classic on 567m<sup>2</sup>
- Huge north facing fenced backyard
- Low set brick home - neat & tidy
- 3 bedrooms, 1 bath, separate toilet
- Kitchen with adjacent dining
- Lounge with split system A/C
- Freshly painted internally, new carpet
- Large laundry, SLUG + side access
- North facing and covered rear patio
- 'Rental Ready' for investor buyer
- Renovation/extension potential
- Custom design a lifestyle masterpiece
- Just 700m to Bells Creek Boat Ramp
- Short walk to Pumicestone Passage
- Footsteps to leafy parks/playgrounds
- 8 minutes' drive to Caloundra CBD

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