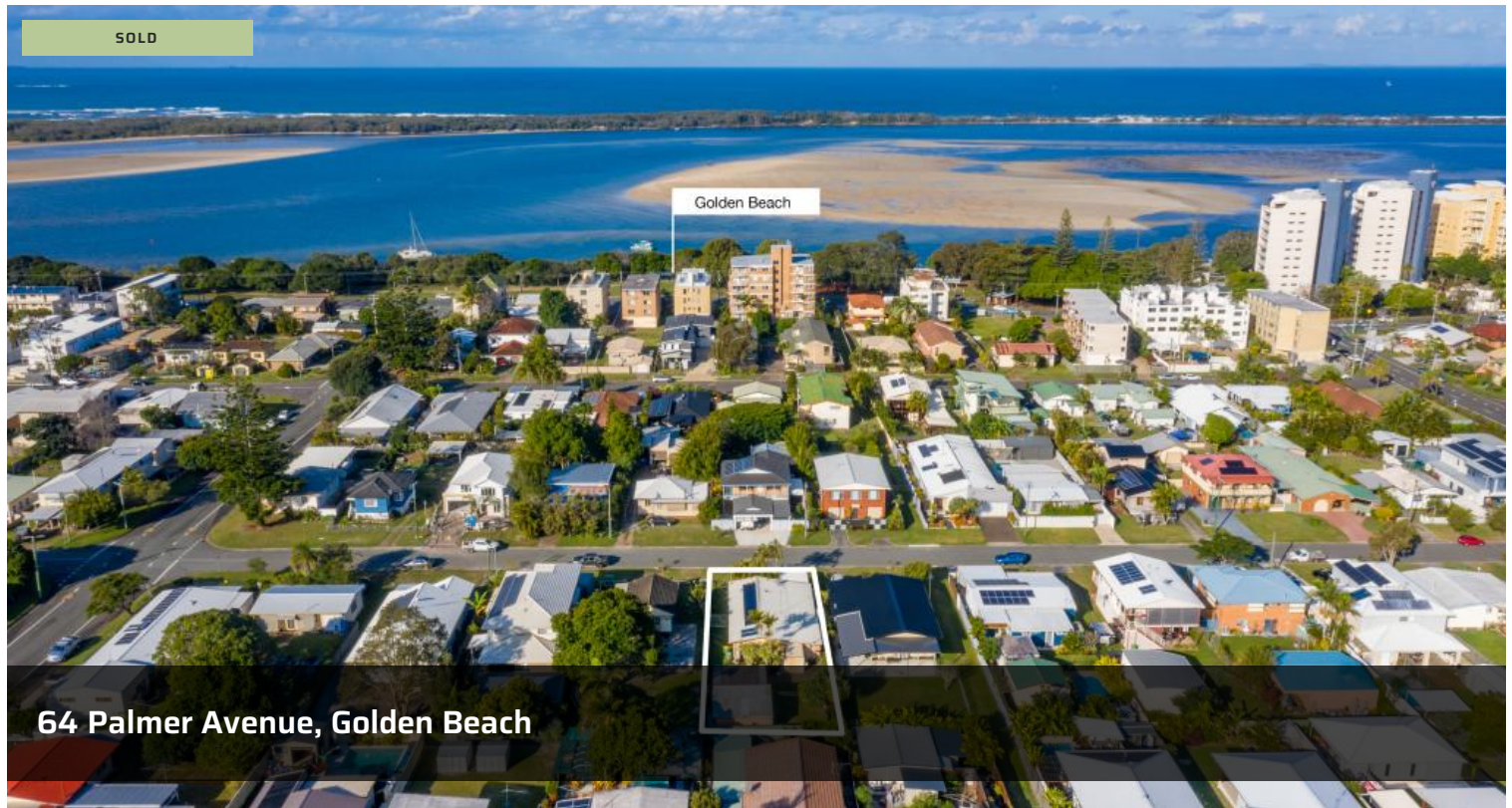


SOLD



64 Palmer Avenue, Golden Beach



## Charm, Potential, Versatility - Golden Location!

Just two blocks to the Esplanade and sparkling waters of the Pumicestone Passage, is this lowset brick home, circa 1970, with a versatile floor plan that could facilitate dual living and offers amazing potential to renovate for profit or rebuild a golden lifestyle home on fully fenced 607m2 site.

Single level, it comprises four bedrooms, two bathrooms, two living areas, two kitchens, and two laundries, so could suit a small family with an extended family member or live in one side and rent out other. There is also masses of covered parking, with a tandem three car carport, plus a separate double brick, double lock up garage and double carport - accessed via side gates.

In mostly original condition and not without some charm; existing features include split system air-conditioning in both

 4  2  7  607 m2

**Price** SOLD for  
\$795,000

**Property Type** Residential

**Property ID** 1709

**Land Area** 607 m2

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

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

living areas, ceiling fans, security screens, solar power, and lock up garden shed.

There is masses of potential here for a stylish refurbishment, without fear of overcapitalising; and enclosed tandem carport could be converted to an alfresco entertaining area or games room/home office, as there's already abundant covered parking onsite.

From here it is only 400 metres to the Esplanade and foreshore with parks and picnic areas, 550 metres to SPAR supermarket and dining/café precinct, and 600 metres to Golden Beach State School: and a four-minute drive to the Golden Beach Boat Ramp.

Caloundra CBD is less than five minutes' drive where you can access an extensive suite of amenities, and its only 15 minutes to the Oceanside hospital and health hub at Birtinya, and an hour to Brisbane. Tightly held for 20 years - this is a golden opportunity at its shiniest!

- Golden opportunity to redevelop or refurbish
- Lowset brick home, circa 1970, on fenced 607m<sup>2</sup>
- Mostly original condition, potential to renovate
- 4 bedrooms, 2 bathrooms, 2 living areas
- 2 kitchens, 2 laundries - could suit dual living
- Covered onsite parking for seven vehicles
- Air-conditioning, ceiling fans, solar power
- Easy care block, lock up garden shed
- 2 blocks (400m) to water & esplanade
- Walk to local primary school, cafes & shops
- Just 4-mins to Caloundra's vibrant CBD

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*