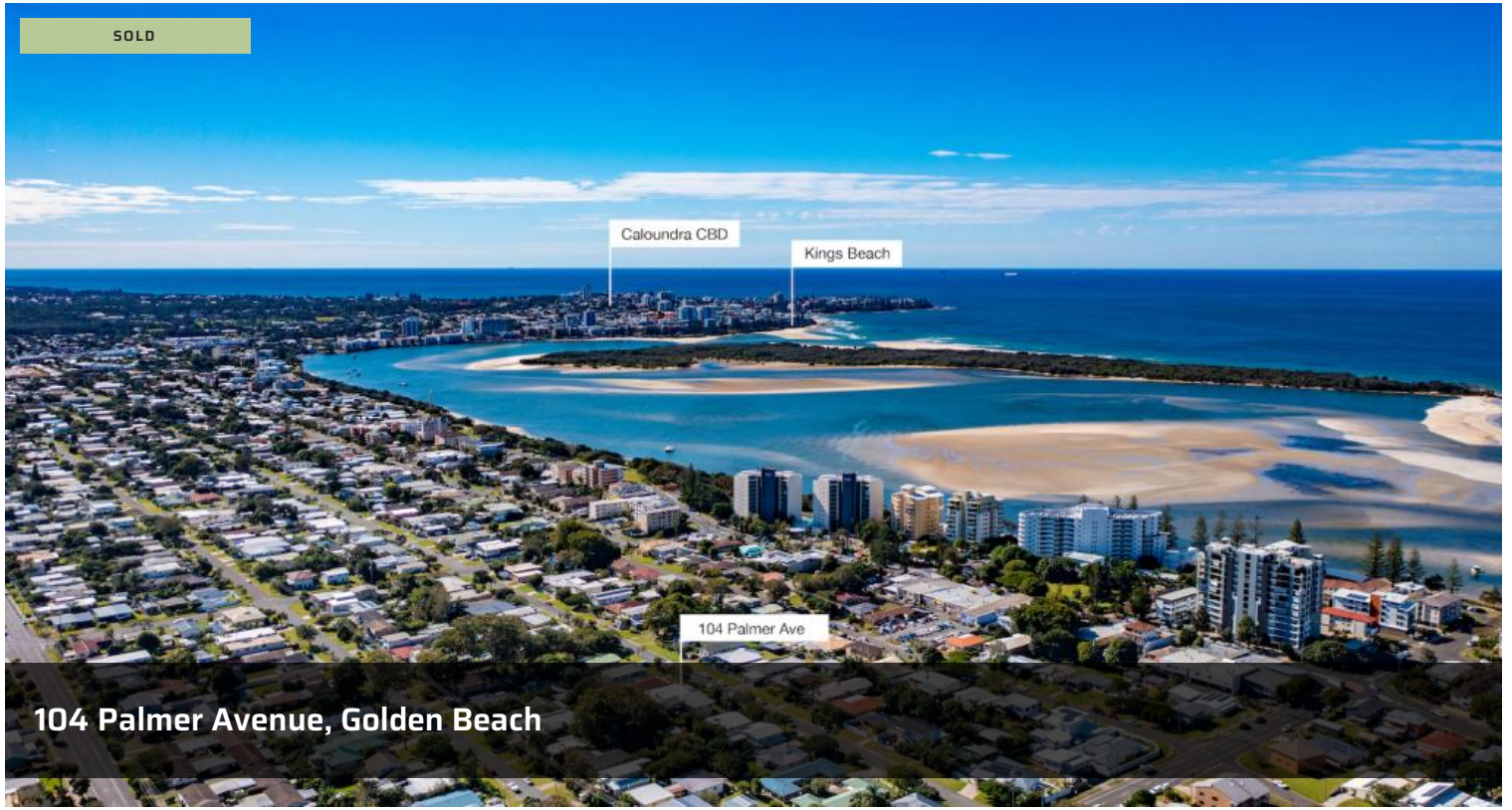


SOLD



104 Palmer Avenue, Golden Beach



A Golden Opportunity!

This highset home in a well-located Golden Beach street, just 500m to Pumicestone Passage, and even closer to local shops and cafes, offers not only an amazing coastal lifestyle of boating, fishing, and beach fun - but also a timely opportunity to secure a slice of coveted real estate, tightly held since 1990.

Across two levels the home comprises three bedrooms, one-bathroom, separate toilet, two separate living areas, generous sized kitchen, east facing covered front balcony, huge rear covered timber deck with creating additional alfresco space under, laundry, and double lock up garage plus onsite parking, and gated side access to bring in a boat/caravan/trailer, on a fenced 678m² block.

In good condition throughout, the home has recently been re-roofed, re-carpeted and a new stove/oven has been installed.

 3  1  2  678m²

Price SOLD for
\$947,500

Property Type Residential

Property ID 2034

Land Area 678 m²

Floor Area 231 m²

Agent Details

Matt Glynn - 0404 315 066

Office Details

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

The property has its own charm and personality and could be updated/modernised to further value-add without fear of overcapitalising in such a sought-after golden location, so close to the water.

Existing features include separate shower and bath in main bathroom, security screens, carpets in bedrooms, internal staircase, huge multipurpose room under that could be utilised as office/gym/rumpus or even fourth bedroom, and lock-up shed.

The gardens are low maintenance - with just a regular mow needed to keep it looking neat and tidy, and plenty of room for a pool, plus space for children and pets to play. There is well-established lush leafy vegetation already in place, enhancing privacy and ambience, including a glorious poinciana tree in backyard, resplendent when in bloom.

Currently tenanted until September 2022 - this is a solid investment property to add to anyone's portfolio - and for a buyer intending to move in, you can start packing and look forward to Spring and Summer 2022 and beyond, just metres to the sparkling waters of the Pumicestone Passage - if you don't already own a tinny, then it's time to invest in one!

The local IGA is just 300-metres away, and local cafes, parks/playgrounds, picnic areas along the foreshore, and Golden Beach State School are all within walking distance, and it's a pleasant flat walk. Caloundra CBD and shopping centres are approximately a five-minute drive, and it's an hour down the highway to Brisbane.

Long-term owner is finally ready to sell after 32 years - you'll see why this one is a 'keeper'!

- Highset home on 678m² block
- 3 bedrooms, 1 bathroom, sep toilet
- Separate living areas on each level

- Recently re-roofed, re-carpeted and a new stove/oven installed
- Cosy east facing front balcony
- Huge rear deck + patio under
- DLUG + gated side access
- Leafy easy-care gardens & lawn
- Tenanted until September 2022
- Just 500m to Pumicestone Passage
- 300m to IGA + walk to cafes, shops
- 5 mins drive to Caloundra 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.