



Duplex Pair: Location & Opportunity Gold!

Located just 130-metres to the marina at the end of the street and walking distance to the shopping centre, cinemas, dining, tavern, primary school, beach and surf club - is this older-style brick and tile duplex pair on a 546m block, providing an exceptional land-banking purchase for an investor or redevelopment/rebuild opportunity.

Both sides are mirror-images of each other, and each unit consists of two bedrooms, one bathroom, separate toilet, central kitchen, open plan living, separate laundry, and single lock-up garage, plus pedestrian gated access to fully fenced grassy backyard.

In comfortable, liveable condition 'as is' - existing features include split system air-conditioning in living, security screens, skylight in kitchen, carpets in bedrooms and living room, generous storage, lock-up garden shed, and colorbond privacy

4 2 2 546 m2

Price SOLD for
\$1,200,000

Property Type Residential

Property ID 2784

Land Area 546 m2

Floor Area 182 m2

Agent Details

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Office Details

Code Property Group
9/15 Nicklin Way Minyama,
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fencing at rear.

Unit 1 is tenanted until January 2025 and Unit 2 is tenanted until March 2025 – allowing a holding income whilst you plan what you will do with the site, whether retaining existing property for the time being as a rental investment or rebuilding a lifestyle home or ultra-modern duplex pair.

The location is as convenient as it gets; just a 12 minute walk (or short cycle) to the beach, and 14 minutes' walk to the off-leash dog beach, plus an easy walk to all Buddina amenities; spend the morning at the beach, have a seafood lunch on the deck at the waterfront Kawana Tavern, then enjoy a movie at the Events Cinema in the afternoon!

Major amenities such as sporting/leisure facilities, public and private hospitals, the university, and local airport are within a 10-15 minute driving radius; and it's 65 minutes to Brisbane International Airport.

The face of Buddina is being transformed with stylish contemporary rebuilds across the suburb attracting high-end buyers seeking a beachside lifestyle; this is the type of property being purchased and totally reimaged.

Long term investor owner is a serious seller, taking the property to Auction where it will SELL, if not sold prior.

- Duplex pair – tenanted investment on 546m²
- Prime investment or redevelopment opportunity
- 2 x 2 bedroom, 1 bathroom, 1 living & SLUG
- Each unit has its own private fenced backyard
- Unit 1 tenanted to Jan 2025, Unit 2 to March 2025
- Marina at end of street, footsteps to shopping centre
- Walk to Buddina Primary, surf club, & dog beach
- Short drive to hospitals, Mooloolaba, sporting/leisure
- Investor owner ready to sell on or before Auction

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