

SOLD



31 Sunbird Chase, Parrearra



Dress Circle Street, Renovate for Profit!

This tightly-held original brick and tile Kawana classic - circa 1985, has been under the same ownership for 33 years; ripe for renovation and located in a dress circle street with prestige waterfront homes, this is inspired buying that will reap future rewards.

On a 650m2 block with a large fenced backyard, there is plenty of room for a pool as well as space to extend home. Liveable as is' the home is complete with three bedrooms, one bathroom, functional kitchen with adjacent air-conditioned dining room, formal lounge, single lock up garage, and garden shed.

The backyard is north-east facing, so would make a wonderful place to create a resort-style alfresco entertaining area overlooking a pool just visualise the lifestyle you could have, and you can custom-design it to suit your own tastes and needs.

 3  1  1

Price	SOLD
Property Type	Residential
Property ID	874

Agent Details

Ben Wilson - 0407 584 378

Office Details

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

code
PROPERTY GROUP

There is clear potential to transform, extend and update with no fear of overcapitalising; or the option of a complete rebuild. Many homes of this vintage in the wider Kawana region have undergone some amazing renovations that have greatly enhanced value and appeal.

Investors/land-bankers may also find this offering of interest - rent out in a sought-after area and generate an income, whilst holding onto a parcel of land that is continually accelerating in value.

Located in a well-established quiet neighbourhood, opposite canal front residences, and within walking distance to local amenities including parks, shops, and public transport; the beach is a 10-15 minute walk or just a few minutes' drive/cycle, and Kawana Shoppingworld, tavern, surf club, Buddina Primary School, and Birtinya hospital precinct are all within close proximity.

Properties offering potential such as this, in prime locations, particularly in waterfront streets, attract strong interest. It's smart investing in anyone's books, put your best offer forward, the purchaser of this home will be making a wise investment with strong capital growth.

- Classic 80's brick & tile renovator
- Dress circle waterfront street
- Large fenced backyard - 650m²
- Plenty of room to extend
- 3 bedrooms, 1 bathroom, 2 living
- Functional kitchen, A/C dining
- Basic but liveable as is'
- Opposite prestige canal homes
- Close to major amenities
- Same owner for 33 years
- Renovate for profit or landbank!

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.