







POTENTIAL & POSSIBILITIES IN GOLDEN BEACH!

3 2 2 656m2

Positioned on a generous 656m² allotment with an impressive 20-metre frontage, this single-level brick home presents an exciting opportunity to secure a property with plenty of potential in the ever-popular Golden Beach.

Offering comfortable living as it stands, with wonderful scope to renovate, modernise and add your own personal touches, this is a property that will appeal to first-home buyers, renovators, investors and those looking to create their ideal coastal home.

Inside, the practical floorplan offers three bedrooms, two bathrooms, a spacious living area and adjoining kitchen and dining space. Timber-look flooring flows throughout, while the kitchen features timber benchtops, stainless steel appliances and plenty of scope to further enhance over time.

Outside is where the possibilities really begin!

An expansive covered entertaining area overlooks the generous backyard, providing a fantastic setting for family gatherings, weekend barbecues and relaxed afternoons with friends. With established gardens, plenty of lawn space and an impressive stone pizza oven already in place, the foundations are here to create a truly beautiful outdoor retreat.

Whether you dream of landscaped gardens, a swimming pool (subject to approval), or simply a wonderful backyard for children and pets to enjoy,

Price	Contact Agent
Property Type	Residential
Property ID	12167
Land Area	656 m2

AGENT DETAILS

Steve Venn - 0418 288 325

OFFICE DETAILS

Golden Beach
SHOP 2 50 Landsborough Pde
Golden Beach, QLD, 4551 Australia
0418 288 325

there is plenty of space to let your imagination run.

Completing the appeal is the convenient Golden Beach location, with the waterfront, local shops, cafés, Bowls Club and Powerboat Club all within walking distance. Enjoy morning strolls along the Pumicestone Passage, afternoons by the water and the relaxed coastal lifestyle that makes this area so desirable.

Property Highlights:

- Generous 656m² allotment with approximately 20-metre frontage
- Solid, single-level brick home with scope to renovate and add value
- Three bedrooms, including main bedroom with ensuite
- Two bathrooms
- Spacious living area with adjoining kitchen and dining
- Timber-look flooring throughout
- Kitchen with timber benchtops and stainless-steel appliances
- Ceiling fans and security screens
- Expansive covered outdoor entertaining area, approximately 8.5m × 5m
- Large grassed backyard with established tropical gardens
- Impressive outdoor stone pizza oven
- Tandem garage accommodation, best suited to smaller vehicles, with additional storage potential
- Convenient location within walking distance of the waterfront, shops, cafés and local clubs

A home to enjoy today, enhance over time and make your own for years to come.

Opportunities offering this combination of land size, location and potential are always worth exploring. Arrange your inspection and discover the possibilities at 30 Wavell Avenue, Golden Beach.

Please note: Some images have been virtually furnished for illustrative purposes only. The property is being sold unfurnished.

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.