

SOLD



1/4 Borland Street, Caloundra



## Renovate, Update, Relocate!

Affordable living in the heart of Caloundra within walking distance to everything can be yours; this solid brick and tile duplex, in mostly original condition, comfortable and liveable in current state, is ripe for a stylish renovation to make it truly shine.

With two large bedrooms both with robes, one-bathroom, separate toilet, formal lounge, kitchen with adjacent dining area, private north-east facing alfresco patio, separate laundry, and single lock up garage with internal access; it is the perfect size for a couple or single, and great value buying for investors, first home buyers, renovators, and downsizers.

Features include security screens, ceiling fans, separate bath and shower in bathroom, good storage, private flat grassy fenced child/pet friendly yard, and no body corporate fees; with a north-east aspect the duplex is light-filled throughout and

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1081

### Agent Details

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**code**  
PROPERTY GROUP

benefits from gentle easterly sea breezes.

The adjoining duplex has been tastefully renovated and could provide some inspiration for buyers of this one - demonstrating what can be done to update and enhance value and appeal. The bones are good, and the structure is solid - get creative and transform, and there are improvements can be done quite cost effectively that will give it a real lift.

Located in a central, yet quiet street, most of Caloundra's many amenities can be walked to from here - Stockland Shopping Centre, sporting facilities, CBD, Bulcock Beach & dining precinct, library, entertainment centre and more, and access to major arterial routes is quick and easy. It's a premium lifestyle location offering the lot!

Superb buying - value, location, potential!

- Centrally located duplex, walk everywhere
- Quiet street, fenced easy-care block
- 2 bedrooms, 1 bathroom, sep. toilet
- Formal lounge, separate dining off kitchen
- North-east facing private alfresco patio
- SLUG with internal access via laundry
- Mostly original condition throughout
- Perfect size for couple or single
- Renovate to enhance value & appeal
- Superb entry level or investment

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