

SOLD



1 Sunbird Chase, Parrearra



## Location, Lifestyle, POTENTIAL PLUS!

Brimming with retro-charm, circa late 1980's, is this solidly built brick and tile home on a prime 644m<sup>2</sup> corner block in a prestigious street with stunning waterfront homes; offering not only the promise of an amazing coastal lifestyle within walking distance to shopping, dining, marina, and beaches - but clear potential to renovate to value-add in a desirable locale.

Across a single level the home comprises three bedrooms, one bathroom, separate toilet, pleasant light-filled kitchen, two separate living rooms plus meals area, two covered alfresco patio for BBQs and relaxation, separate laundry, and single lock up garage, plus onsite parking.

In mostly original condition it is very comfortable and liveable 'as is' and can be updated over time - no rush; any works done will

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**Price** SOLD for  
\$850,000

**Property Type** Residential

**Property ID** 2734

**Land Area** 644 m<sup>2</sup>

### Agent Details

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### Office Details

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enhance appeal and there is no fear of over-capitalising in this sought-after neighbourhood.

Existing features include easy-care tiled flooring in living areas, split system air-conditioning in formal lounge, ceiling fans, separate shower and bath in bathroom, security screens, and the rear covered patio is private and north facing.

With dual street frontage there is abundant natural light as well as dual access possibilities; the gardens are lush and green with hedging around the perimeter, established vegetation, and an expansive lawn area with room for a pool - fully fenced it is also child and pet-friendly.

The opportunities are endless, if purchasing as an owner-occupier you can move in and call it 'home'. Investors will find this is very rent-ready in existing condition, and with strong demand for rental properties, high occupancy and attractive returns are a given.

From here you really can walk and cycle virtually everywhere - including Kawana Shoppingworld, Buddina State School, direct beach access via Pike Park (600-metres), the off-leash dog beach is a 15 minute walk, and it's 18 minutes' walk to Kawana Surf Club for patrolled swimming. Major amenities including hospitals, university, sporting/leisure facilities, private schools, and the airport are within a 5-15 minute radius; and it's 10 minutes to Mooloolaba.

Investor owner of 10 years is ready to sell, if you're ready to buy, and any (or all) of the above resonates, you will need to act quickly, this is the location and style of property savvy buyers are snap up for obvious reasons.

- Classic brick & tile, circa 1989, in waterfront street
- 644m2 corner block - dual street frontage & access
- 3 bedrooms, 1 bathroom - separate bath & shower
- 2 living areas + 2 covered alfresco entertaining patios

- Light-filled functional kitchen with adjacent meals area
- SLUG, pristine gardens, expansive lawn, room for a pool
- Mostly original but good condition, potential to value-add
- Walk to river, parks, beach, shopping centre, bus, school
- 5-15 mins to hospitals, university, premium schools, airport
- Exceptional buying in prime lifestyle pocket - act today!

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