

SOLD

Golden Beach

64 Palmer Avenue, Golden Beach



Unique dual-living opportunity! What a location!

Just two blocks to the Esplanade and stunning waters of the Pumicestone Passage, this lowset brick home, circa 1970 presents an incredible opportunity. A versatile floor plan that could facilitate dual living and offers amazing potential to renovate for profit or rebuild a golden lifestyle home on fully fenced 607m2 site.

Single level, it comprises four bedrooms, two bathrooms, two living areas, two kitchens, and two laundries, so could suit a small family with an extended family member or live in one side and rent out other. There is also masses of covered parking, with a tandem three car carport, plus a separate double brick, double lock up garage and double carport - accessed via side gates.

While it retains much of its original charm, this home is ready for your personal touch. Existing features include split system air-conditioning in both living areas, ceiling fans, security screens,

 4  2  7  607 m2

**Price** SOLD for  
\$1,060,000

**Property Type** Residential

**Property ID** 2908

**Land Area** 607 m2

**Floor Area** 223 m2

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solar power, and lock up garden shed.

There is masses of potential here for a stylish refurbishment, without fear of overcapitalising; and enclosed tandem carport could be converted to an alfresco entertaining area or games room/home office, as there's already abundant covered parking onsite.

Act quickly! This property is only 400 metres to the Esplanade and foreshore with parks and picnic areas, 550 metres to SPAR supermarket and dining/café precinct, and 600 metres to Golden Beach State School: and a four-minute drive to the Golden Beach Boat Ramp.

Caloundra CBD is less than five minutes' drive where you can access an extensive suite of amenities, and it's only 15 minutes to the Oceanside hospital and health hub at Birtinya, and an hour to Brisbane.

- Golden opportunity to redevelop or refurbish
- Lowset brick home, circa 1970, on fenced 607m<sup>2</sup>
- Mostly original condition, potential to renovate
- 4 bedrooms, 2 bathrooms, 2 living areas
- 2 kitchens, 2 laundries - could suit dual living
- Covered onsite parking for seven vehicles
- Air-conditioning, ceiling fans, solar power
- Easy care block, lock up garden shed
- 2 blocks (400m) to water & esplanade
- Walk to local primary school, cafes & shops
- Just 4-mins to Caloundra's vibrant CBD

Don't miss out on this Golden Opportunity- Time is of the essence!

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