



FOR SALE

RENOVATE, DETONATE OR LAND BANK - CENTRAL LOCATION - GREAT BUYING

Brimming with possibility and potential this central Benowa property presents an outstanding opportunity for the astute buyer wanting to get into this highly desirable suburb.

Only 3 kms* from the beach - and widely tipped to be the next million dollar median priced suburb on the Gold Coast - Benowa is an area on the move. This property offers entry level buying into this sought after location - with huge scope for immediate or long term capital gain.

The existing home features a flexible floor plan with easy opportunity to extend for your own enjoyment or profit. Perfect as an investment property or to live in while you plan your upgrades.

The current layout is ideally suited to a dual living or work from home scenario, incorporating a separate wing with independent entry, shower and toilet.

Freshly painted throughout, the interior adopts a classic black and white colour scheme. The modern kitchen boasts a free standing island bench and stone counter tops.

The large main bathroom enjoys a double vanity with stone benchtops, and luxurious corner spa bath.

Embracing views over the fully fenced backyard the substantial covered outdoor area is complimented by a generous open deck and allows for hours of effortless entertaining.

Positioned on a 594 sqm* block with off road parking for 2 vehicles behind the electric security gate, this residence is keenly located in the popular lifestyle suburb of Benowa. With an off lease dog park and Clear Island Lake at the end of the street, and only minutes to a plethora of schools, shopping centres, parks, playgrounds, medical and recreational facilities, you can be assured of continuing capital growth from this centrally located address. Being in the Benowa School Catchment is also a huge bonus.

The property also represents a great value proposition for the judicious investor with a rental appraisal of \$600 per week.

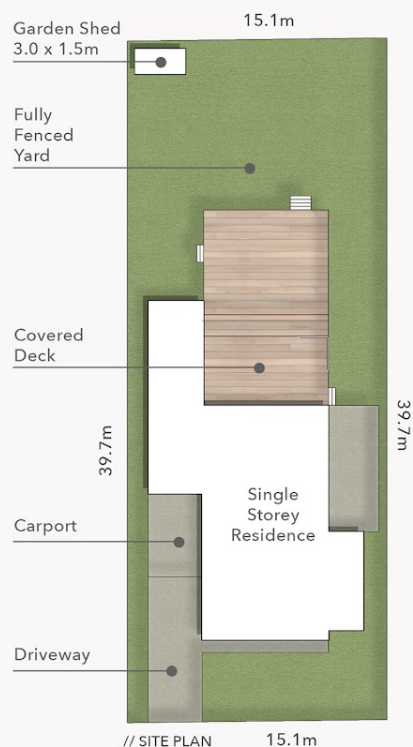
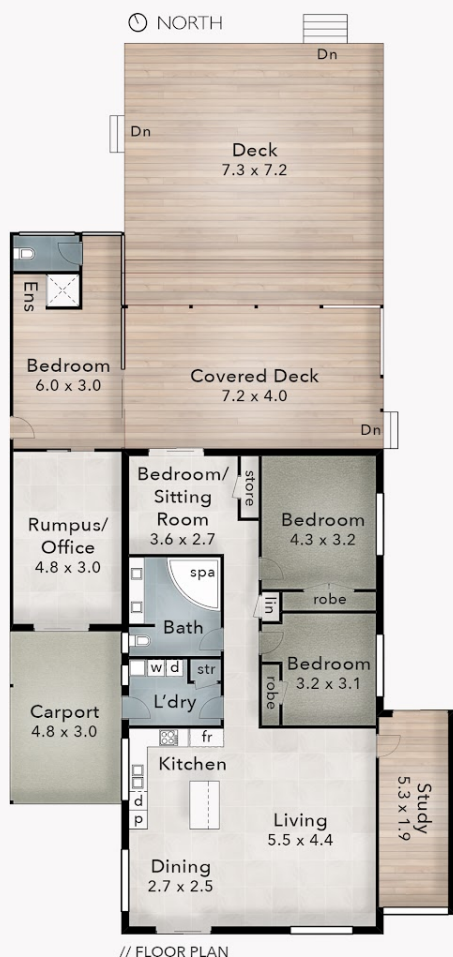
4 BED | 2 BATH | 1 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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BAMBOO AVENUE

113 Bamboo Avenue
BENOWA
Block Size 594m²

- 4 Bed + Study
- 2 Bath
- 1 Car

FLOOR AREA SIZES
Internal 134m²
Decks, Patio & Carport 116m²
Total 250m² or 27 Squares

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CONCEPTS

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.