



FOR SALE

HIDDEN GEM WITH AMAZING OPTIONS

Make no mistake - this property has to sell!

It gives me great pleasure to present to the market for the first time in over 20 years 13 Carter Court Deception Bay.

This gorgeous house with the options it presents you the buyer will not be on the market long. We have 3181sqm of peacefully quiet living with nature in absolute privacy in the heart of Deception Bay.

Perfect for the family who own a couple of cars, a caravan & boat who want room for a pool and for the kids to kick a ball around. Perfect for the tradie who has vehicles and equipment or retirees who love to potter in the garden and listen to the birds. Perfect also for the astute investor looking to land bank for future development.

Possibilities here include (though not limited too) - enjoying the whole property as the current owners have done for years making it your own secluded sanctuary. Rent out the large 3-bay shed that has been converted to secondary living/granny flat for constant income. Build another dwelling on the property to rent out and enjoy the income or even subdivide and sell a vacant block of land for instant income. Subdivide, build a brand new house on the new lot and sell a house & land package on its own title. These last 3 are subject to council approval (STCA) of course.

Other features & benefits include:

- Fully fenced and totally Private
- Plenty of space for different projects, vehicles, caravan, boat etc.
- Close to amenities - school, parks, beach, shopping centre, Medical Centre, local pool, Westfield North Lakes. 35 mins to Sunshine Coast & to Brisbane.
- Minutes to Rothwell train station

In and around the house we have:

- 3 Bedrooms (all with built-ins), 2 Bathrooms, 2 carports - Security screens throughout
- A/C in the main bedroom & kitchen/dining/family room. Ceiling fans in all rooms
- 3181sqm with Council allowance of a 2nd liveable dwelling
- Block construction (cement filled), insulated tiled roof, hardwood timbers - cool in summer & warm in winter

3 BED | 2 BATH | 4 CAR

PRICE:

Offers over \$570k

OPEN FOR INSPECTION:

N/A



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INTERNAL AREA:	211.4m ²
PATIO/ALFRESCO AREA:	31.05m ²
VERANDAH AREA:	32.4m ²
CARPORTS X 2:	59.8m ²
CARPORT/CARAVAN AREA:	36.0m ²
TOTAL AREA:	370.65m ²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Created by www.highshots.com.

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.