



**SOLD**

**SOLD BY MARGARET EDWARDS - FABULOUS OCEAN VIEWS – 2 BLOCKS – DUAL LIVING/BUSINESS SPACE**

SO MUCH IN ONE PROPERTY. Set just one street back from the beachfront, this home has many aspects that will suit a wide range of buyers. First there is the location – and the amazing ocean views out to Moreton Bay. Then there are 2 blocks – so a number of opportunities there. Next there are two fully self-contained dwelling spaces. The upstairs level is extremely spacious and has the outstanding Moreton Bay views. The downstairs level would suit many purposes – separate dwelling, or a wide range of business opportunities such as B&B, business offices, yoga/gym, art gallery, function rooms etc, plus it looks out over the pool and landscaped gardens.

**The Property**

- Two blocks – a total of 810m2 – (2 x 405m) - could be changed into two properties if desired
- Set midway between Scarborough and Redcliffe – great location, quiet position
- A few minutes' walk to the beachfront – yet close to so many amenities
- Entry to both levels is via a welcoming foyer – which then has separate lockable doors to each of the two levels
- The owners are happy to sell the home fully furnished if that is of interest

**Upstairs Level**

- Fully self contained 3 bedroom 2 bathroom home
- High ceilings and spacious open plan living - polished timber floorboards, air conditioner
- A wall of windows on the eastern side – enjoy the outstanding ocean views from every angle
- Modern well-equipped kitchen with a large island bench, abundant kitchen cabinets, gas stove, electric oven and dishwasher
- Master bedroom – large, privately positioned, built-in cupboards, air conditioner, plus ceiling fan
- Ensuite - tiled to the ceiling and with large walk-in shower , vanity and toilet
- Bedrooms 2 and 3 both queen size – built-in cupboards
- Large walk through wardrobe which services bedrooms 2 and 3
- Office at the entry area upstairs – NBN, storage, and built-in bench
- Main bathroom – bath with shower over, vanity, plus separate toilet
- Laundry – gas hot water system

**5 BED | 3 BATH | 5 CAR**

**PRICE:**  
\$1,300,000

**OPEN FOR INSPECTION:**  
N/A



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# 202 Prince Edward Parade, Scarborough



FIRST FLOOR



CARPOR 7.6 x 12.0

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.