



**SOLD**

## JUST 230MTRS TO WATER, LARGE CORNER BLOCK, MOTIVATED SELLERS

Prime block in sought after location, you'll have to be quick on this one! Renovator's, developers or a solid family home, endless opportunities await an astute buyer, with the Broadwater at your doorstep! Whether you're looking for your next project, a savvy investment opportunity, or a solid family home with plenty of grass for the kids to run around, this incredible 625m2 corner block property is not to be missed. With its prime location-a mere 230mtrs to the Broadwater and expansive lot size, the possibilities are endless.

Located in the highly sought after suburb of Hollywell, this is the first time this property has been offered for sale in over 40 years. This coastal gem is two levels of solid brick construction, in original but well looked after condition. Boasting three bedrooms, two bathrooms, double garage, a large multipurpose room, carport, large shed, and a lush green yard...green thumbs, eat your heart out!

### Features:

- 3 large light and airy bedrooms, 2 with huge wardrobes floor to ceiling
- 1 Main bathroom upstairs including a bath
- Separate toilet
- 2nd Bathroom Downstairs
- Large Lounge room upstairs
- Open plan light filled kitchen with breakfast bar and plenty of cupboards
- Dining area adjoining the Kitchen
- Large enclosed sunroom off the lounge captures the sunrise
- Crimsafe door on Sunroom
- Loads of storage in Hallway cupboards
- Ceiling fans in all bedrooms and Lounge
- Security Screens on all windows
- Staircase with two timber railings
- Downstairs Laundry
- Huge Multipurpose room downstairs

3 BED | 2 BATH | 2 CAR

PRICE:  
\$1,000,000

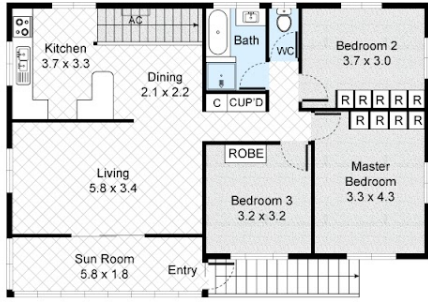
OPEN FOR INSPECTION:  
N/A



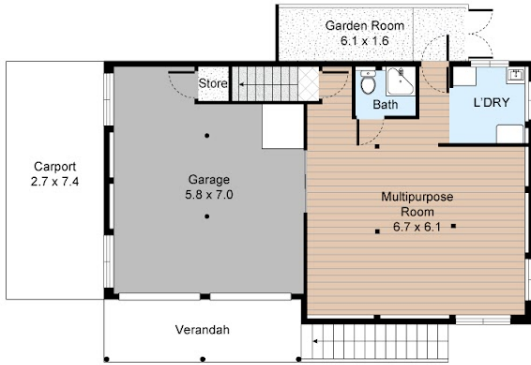
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# 2 Kurrajong Avenue, Hollywell

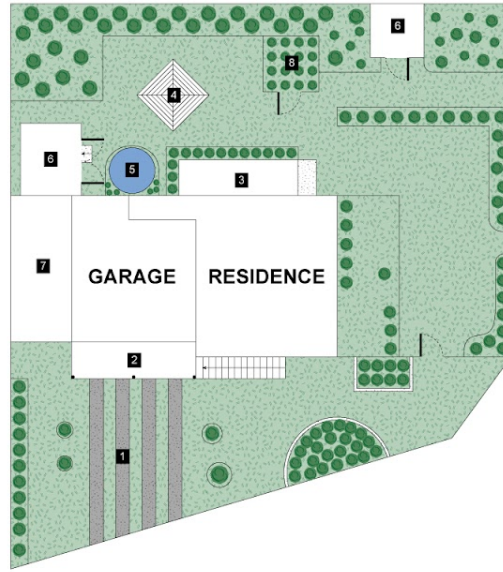
3 Bed 2 Bath 3 Car



FIRST FLOOR



GROUND FLOOR



SITE PLAN

## LEGEND

1. Driveway
2. Verandah
3. Garden Room
4. Clothes Line
5. Water Tank
6. Shed
7. Carport
8. Nursery

Internal : 192m<sup>2</sup>  
External : 29m<sup>2</sup>



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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.

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