



# FOR SALE

## BEACHSIDE ABODE, SOLID AS A ROCK AND OOZING POTENTIAL

OPEN HOME CANCELLED AS THIS PROPERTY IS UNDER CONTRACT

Welcome to paradise, where serenity and a bustling vibe meet in the charming coastal town of Paradise Point, Gold Coast.

I'm excited to present to you an unparalleled opportunity in this coveted location. Nestled on a generous 506 square meter block, this quaint house boasts 2 bedrooms, 1 bathroom, an open plan kitchen/dining/lounge area, a separate garage, and ample driveway space to park cars, boats, and any other toys.

This is your perfect opportunity for those seeking to invest in this tightly held community. Create your own masterpiece by adding on to this exceptionally solid brick home. Also perfect for downsizers simply wanting their own slice of heaven in this hot spot location.

An inviting ambiance, a cosy vibe and lots of natural light creates a sense of space and tranquility. A practical floorplan including a separate laundry space, separate toilet, and two spacious airy bedrooms, provide the perfect sanctuary for rest and relaxation.

Unleash your creativity in this fully fenced, large leafy outdoor area. So much potential to create a private oasis with peaceful surrounds, and plenty of room for a pool. Build up one level and you'll have the luxury of water views! Positioned across the road from Boat Harbour Park, set alongside a canal and the Coomera River, only moments from the Broadwater, a playground you'll be forever grateful for.

### Features:

- Air-conditioned open plan kitchen living and dining
- Air-conditioned master bedroom with storage
- Spacious second bedroom with triple built in wardrobes
- Fully tiled bathroom
- Separate toilet
- Separate laundry
- Paved patio with custom timber pergola
- Solid double brick & tile construction

2 BED | 1 BATH | 3 CAR

PRICE:  
\$949,000

OPEN FOR INSPECTION:  
N/A



**Michelle Cook**  
**0400262226**  
michellec@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



54 Abalone Avenue  
Paradise Point

	2
	1
	4

Internal	: 70.56 m <sup>2</sup>
Shed	: 25.60 m <sup>2</sup>
Porch	: 6.30 m <sup>2</sup>
Total Floor Area	: 102.46 m <sup>2</sup>
Total Land Area	: 506.00m <sup>2</sup>

Michelle Cook

0400 262 226

Indicative plan only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee it's accuracy. Interested persons should make and 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.