



FOR SALE

DUAL OCCUPANCY OPPORTUNITY – RENOVATOR'S DREAM WITH HUGE UPSIDE!

OneThreeProperty@realty is proud to present yet another Golden opportunity to market.

Positioned in the heart of original Fern Bay on the ever-popular Braid Road, this unique dual occupancy property offers a rare opportunity to renovate, add value, and maximize rental return in a tightly held beachside community.

Layout:

Set on a generous 505.9m2 block, well-kept street with direct 4WD beach access, the property is configured as a duplex-style dual occupancy with separate metering. One unit is currently tenanted, while the other is mid-renovation—allowing you to receive income while finishing off the other side.

. RHS unit completed with new flooring, new kitchen and fresh paint throughout, current rent return of \$500/week.

. LHS unit undergoing construction, new sub-floor throughout, new piers, electrical rough in completed, with outstanding work's remaining to completed - Gyprock, Kitchen, Bathroom & Painting this unit would be renting for an extra \$500/week or \$1000/week combined.

Key Features:

- > Duplex-style dual occupancy layout
- > Separate metering – ideal for dual income potential
- > One unit leased, the other partway through full renovation
- > Great block with potential for a granny flat (STCA)
- > Located in a quiet, close-knit street in sought-after Fern Bay
- > Direct access to beach via Fern Bay 4WD track
- > Rent potential once complete: approx. \$1,000/week

Whether you're a renovator, investor, builder or savvy buyer, this is an exceptional chance to secure a property with huge potential and strong rental yields. Add your own finishing touches, complete the renovation, and unlock the full value of this rare dual-income gem.

4 BED | 2 BATH | 0 CAR

PRICE:

Contact Agent

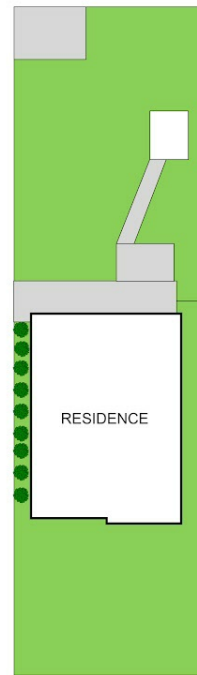
OPEN FOR INSPECTION:

N/A



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18 Braid Rd, Fern Bay

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

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.