38 BIGGS AVENUE, BEACHMERE, QLD, 4510









FOR SALE

COASTAL CHARM IN THE HEART OF BEACHMERE.

Positioned just moments from Beachmere's waterfront, beach access and popular beachfront park, 38 Biggs Avenue, Beachmere offers an appealing combination of coastal character, generous land and immediate rental income.

Set on a fully fenced 809m² allotment, the property is currently leased at $520 per week until March 2027, with a contracted rental increase to $600 per week from March 2027 — providing investors with an immediate return and a secured increase already incorporated into the existing tenancy agreement.

Beyond its investment appeal, this is a home filled with warmth and character in a location that captures the relaxed Beachmere lifestyle.

Freshly painted internally, the home retains beautiful original features including bay windows, soaring high ceilings and timber floorboards, creating an inviting sense of character and space.

The generous living and dining area is serviced by a large air-conditioning unit, while the kitchen offers excellent storage, an electric oven and a walk-in pantry.

There are two bedrooms, both with ceiling fans, along with a versatile sleepout that provides additional flexibility as a home office, hobby room or guest space.

Further functionality is provided by a second shower, separate toilet and laundry area.

Outside, the generous allotment offers side access, a garden shed and additional storage sheds, with plenty of space to enjoy the property as it is or explore its potential over time.

The location is another major drawcard. Beach access, the waterfront and beachfront park are all just a short stroll away, while Beachmere State School, local shops, cafés and everyday amenities are also within easy walking distance.

Whether you're an investor looking for an income-producing coastal property or a buyer wanting to secure a character-filled Beachmere home for the future, 38 Biggs Avenue brings together

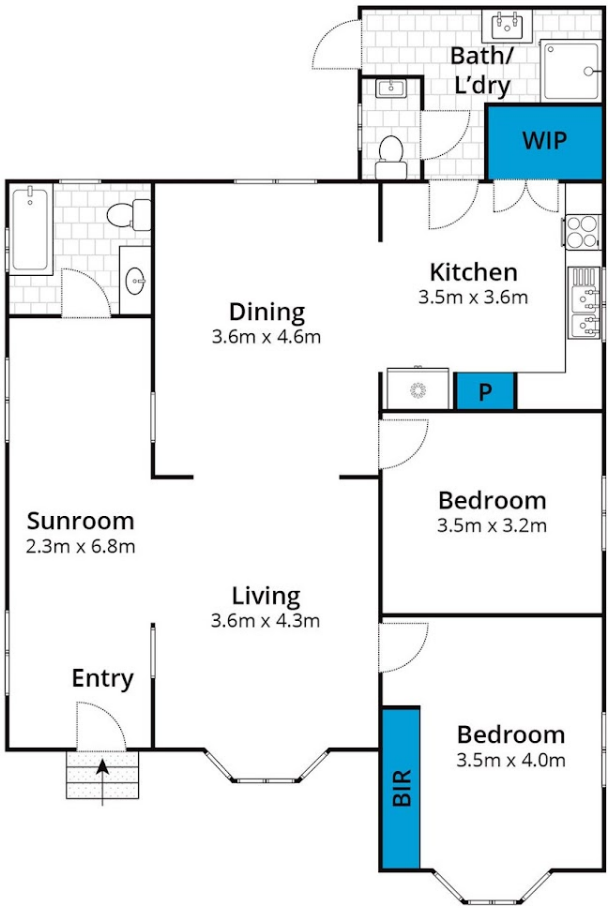
2 BED | 2 BATH | 2 CAR

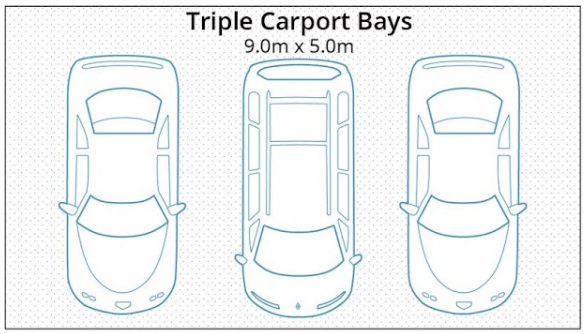
PRICE:
OFFERS OVER $829,000

OPEN FOR INSPECTION:
N/A



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(Not In Position)

Approx House Area 104m²

Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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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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