

13 Warana Avenue, Southport, Qld 4215



House For Sale

Tuesday, 31 December 2024

13 Warana Avenue, Southport, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 506 m2

Type: House



Matt Hughes
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Auction

This beautifully presented Queenslander-style home is full of charm and character, situated in a quiet street that backs onto peaceful parkland. The prime location offers unmatched convenience, making it the perfect opportunity for families looking to upsize, first-time buyers, investors, or dual generational families looking to stay under one roof. The property features a self-contained granny flat/studio/guest quarters, which opens the possibilities for student accommodation or Airbnb rental, providing the potential for additional income (this will be subject to council approval). The home offers ample space and comfort, along with the benefit of a brand-new outdoor area with a top-of-the-line swim spa and sauna, all set within a stunning timber deck. Inside, the freshly painted home boasts gorgeous timber floors throughout, providing warmth and character to the open-plan living areas that flow seamlessly from the front entrance deck. On the upper level, you'll find three spacious bedrooms and a well-appointed bathroom with a separate toilet. Downstairs, the large self-contained studio-style living area features two multipurpose storage rooms easily used as a bedroom and living space, bathroom, and plenty of space to do all your cooking, overlooking a generous backyard and entertaining space. This versatile space provides plenty of options for extended family, guests, or potential renters. The property also offers excellent parking options, with a single lock-up garage, a large carport, and additional off-street parking. Features: • 3 great size bedrooms upstairs • Bathroom upstairs and downstairs • Timber flooring throughout the top level • Front under cover deck • Tiled rear patio area • 4 x Split system A/C units, 1 in each bedroom and 1 in the living space • Extra option for rental income • Freshly painted inside and out • Electric front gate • 6.6Kw solar system • 506m² block • Brand new swim Spa • Private hot stone Sauna • Private fully landscaped back yard backing onto nature reserve

Financials: • Council rates - \$1,165 per half (approx) • Water rates - \$458 per quarter (approx) • Rental appraisal - \$1,000 - \$1,300 per week

Located in a highly sought-after area, the property is just moments away from numerous parks, schools, Griffith University, the Gold Coast Hospital, Southport CBD, the light rail system, the Broadwater, and beautiful beaches. Whether you're looking for your first home or a prime investment, this property is a rare find. With nothing further to spend, you can move straight in and start enjoying the many benefits this home has to offer. It's a truly ideal entry-level property in a central location.