

45 Ashbourne Terrace, Biggera Waters, QLD, 4216

— **Coastal**

House For Sale

Saturday, 11 January 2025

45 Ashbourne Terrace, Biggera Waters, QLD, 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 506 m2

Type: House



Nikki Dunlop

Ready To Move In or Enticing Development Potential

A world of opportunity awaits with this classic low-set brick and tile home in a prime location. Nestled on a low-maintenance 506m² block and mere metres from Biggera Creek, it's rich with potential and charm. Zoned Medium Density Residential, explore lucrative development possibilities (STCA) or indulge your inner renovator and modernise the interiors to suit your individual style. Plus, live in well-presented comfort, with the home currently displaying an updated kitchen with meals area and two spacious living rooms. Three bedrooms with built-in robes also beckon, serviced by two bathrooms - one which is brand new!

Outside offers a place to play and create memories, with secure front and rear yards. Plus, soak up the sunshine or enjoy alfresco entertaining on the open-air deck, while your morning coffee is best enjoyed on one of the two covered patios. There's even plenty of room outdoors to park a caravan or boat.

Convenience is key too, with Metro Market a mere 350m away and offering easy access to shopping, dining and health amenities. Biggera Waters State School and beautiful parklands that line the Broadwater are also within walking distance, plus bag a bargain at Harbour Town Premium Outlets, 2km away. You'll need to act fast to capitalise on this enticing property opportunity - inspect today!

Property Overview:

- Classic low-set brick and tile home on a low-maintenance 506m² block
- Zoned Medium Density Residential with development potential (STCA)
- Beautifully presented, charming home that can be modernised to suit your style
- Updated kitchen with meals area
- Light-filled living room
- Second spacious living room opens to the outdoors
- Three bedrooms with built-in robes
- Two bathrooms, one is brand new
- Air-conditioning and ceiling fans
- Open-air alfresco entertaining deck overlooks the secure backyard
- Two separate alfresco patios
- Single oversized garage plus ample driveway parking for additional cars, a caravan or boat
- Fantastic location, with Biggera Creek at the end of the street
- 350m stroll to Metro Market, 800m to Biggera Waters State School, 850m to Broadwater
- Close to public transport and sporting amenities
- 2km from Harbour Town Premium Outlets

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.