

**5 Avondale Place, Little Mountain, QLD, 4551**



**House For Sale**

Sunday, 3 November 2024

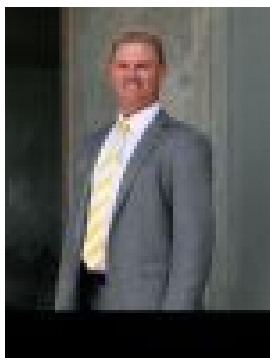
5 Avondale Place, Little Mountain, QLD, 4551

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Thomas Garland

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## **Come & Finish the Job - Renovators Rejoice - Young Families Looking for a Bargain**

Welcome to a renovators & first home buyers dream buy at 5 Avondale Place, Little Mountain! This rough diamond that is partially renovated needs to be finished off, which makes this property an absolute bargain at offers over \$759,000. The 3 bedroom plus a 4th bedroom/study residence is perfect for young families seeking comfort, space with an opportunity to add value by finishing the job that has been started. Nestled on a generous 570 sqm block, this property boasts a spacious building area of 154 sqm (approx) providing ample room for relaxation and entertainment.

### **\*\*Key Features:\*\***

- **\*\*Bedrooms:\*\*** 3 bedrooms and 4th bedroom/large study
- **\*\*Bathroom:\*\*** 1 bathroom that is mostly renovated and just needs to be finished. Offering floor to ceiling tiles and modern fixtures; an additional separate toilet, ensuring convenience for the whole family.
- **\*\*Garage:\*\*** Enjoy the space of a double garage with a panel lift door, providing secure parking and extra storage space, plus a push-through roller door to the rear.
- **\*\*Land Area:\*\*** A generous 570 sqm, north facing corner block. The yard required new turf and the outdoor area although perfect for entertaining will need some love. Then you can enjoy outdoor activities, gardening, or simply enjoying the sunshine once you have finished the clean up.
- **\*\*Building Area:\*\*** 154 sqm (approx) of thoughtfully designed living space, ensuring a perfect blend of functionality and style. Come and finish the new flooring off, finish the kitchen, complete the bathroom and you are on a winner!

### **\*\*Additional Highlights:\*\***

- **\*\*Outdoor Living:\*\*** The property features what could be a lovely outdoor area, ideal for entertaining guests or enjoying a quiet evening under the stars rewarding the hard work you have put in making this area a stunning and safe children friendly yard. There is easy side access for building a pool or storing a boat or caravan.
- **\*\*Location:\*\*** Situated in the sought-after Little Mountain area, you'll enjoy a peaceful suburban lifestyle with easy access to local amenities, schools, parks, and transport links.
- **\*\*Potential:\*\*** This home offers a fantastic opportunity to complete the renovations that have begun; or add extensions, allowing you to personalize your space to suit your family's needs.

Don't miss out on this incredible opportunity to secure a family home in a prime location. Whether you're a renovator or first-time buyer or simply looking for the best bargain in Caloundra currently to upgrade, 5 Avondale Place is a must-see!

- Partially renovated
  - Not pretty, but tons of potential
  - Come and finish the job
  - New floors need finishing
  - New bathroom needs finishing
  - Kitchen needs finishing
  - Back yard needs new turf
  - House needs a solid clean
  - 22 solar panels - 6.5kw system
  - The property is being 'sold "as is"
- 3 large bedrooms & 4th bedroom/office

separate kitchen and dining

2 car garage

north facing 570m<sup>2</sup> corner block with side access

will suit first home buyers & renovators