

8 Bombala Terrace, Caloundra, QLD, 4551



House For Sale

Thursday, 24 October 2024

8 Bombala Terrace, Caloundra, QLD, 4551

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House

1,062sqm Corner CBD Parcel - Three Residences - One Title

Yianni Mooney Property proudly presents to the market 8 Bombala Terrace, Caloundra.

Instructions are clear – must be sold on or before Auction.

Have you been searching for solid prime holding in an area that is undergoing rapid gentrification?

Are you wanting to secure a unique residential investment that offers lucrative returns?

Look no further than this consolidated property in arguably one of the most sought-after locations in southeast Queensland.

Sitting on a huge 1,062sqm corner parcel of land, this impressive five bedroom residence is located in a quiet residential street and is so close to all amenities, as well as pristine beaches and great local retail shopping.

This rare opportunity is perfect for a number of strategies. The main dwelling provides a current configuration of two separate residences. One is two bedrooms, one bathroom with spa bath, and comes complete with a spacious living and dining area, well-appointed kitchen and walk-in pantry. The second residence comprises two bedrooms, one bathroom with separate toilet, living area and kitchenette.

Both these residences also have the potential to be easily combined and utilised as one large five bedroom, two bathroom home, plus additional granny flat. There is also a large storage area below the home that can be easily converted to a private guest's area.

Separate to the main residence is a large studio with private access, as well as a dedicated laundry.

Additionally, a purpose built and self-contained granny flat features a good-sized living area, kitchenette, bathroom and patio.

The flexibility of this lucrative property allows developers to cater to different market segments and maximize the potential return on investment – maybe rent all three residences out, live in one and rent the remaining two, let out individually for strong Airbnb income, or eventually redevelop (STCA). The possibilities are endless.

Imagine owning a seaside investment that offers multiple streams of income in an unequalled location, combining the tranquillity of the ocean, central convenience and the vibrance of a true coastal lifestyle.

Perfectly situated within easy walking distance to the CBD, Caloundra Village Shopping Centre, Bowls Club, great cafes and restaurants, this residence provides for easy living that would suit the astute investor or owner occupier looking to break into this sought-after central beachside suburb.

Pristine Bulcock Beach, Kings Beach and Golden Beach are all just a short stroll away. The Coastal Pathway connects a huge stretch of coastline in both directions.

With its proximity to amenities and transportation hubs, the demand for housing in this area, coupled with the scarcity of available land, presents as a unique opportunity for astute investors to meet the needs of a growing population.

This seaside precinct has a continued price growth forecast and is fast becoming the area of choice for those in search of prime properties to land bank while enjoying fantastic rental yields.

A premium addition to any investment portfolio. To be sold at Auction.

What we love about the property:

- ☑Central Caloundra Location – huge 1062sqm parcel
- ☑Three potential spaces – residential or Airbnb
- ☑High income stream – immediate cashflow
- ☑Total holding – five bedrooms, three bathrooms
- ☑Reside in one area – let out the remaining two
- ☑Separate granny flat with bathroom and kitchenette
- ☑Large studio with private access
- ☑Huge storage room – easily convert to private guest's area
- ☑Land-bank and watch the value grow in this sought-after beachside suburb
- ☑Solid opportunity for investors, developers
- ☑Immediate strong returns and solid capital growth
- ☑Short stroll to trendy cafes, cosmopolitan restaurants
- ☑Easy access to CBD shopping precinct, all local amenities
- ☑Solid addition to any property portfolio
- ☑Moments* to patrolled surf beach, family park
- ☑15 minutes* to the Sunshine Coast University Hospital
- ☑25 minutes* to the Sunshine Coast Airport
- ☑60 minutes* to Brisbane International Airport

Should you require any further information, please call Yianni on 0420 300 977

AUCTION – On-site Friday 22 November at 2.00pm

*approximately

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