

8 Boundary St, Currumbin Waters, QLD, 4223



House For Sale

Saturday, 11 January 2025

8 Boundary St, Currumbin Waters, QLD, 4223

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 810 m2

Type: House

Renovation or Development Potential in a Prime Location

Set across two 405sqm blocks, this original 1954 Queenslander at 8 Boundary Street offers a rare opportunity to renovate, develop, or create your dream home in the heart of Currumbin Waters.

With its timeless character, the property exudes charm and practicality, featuring 3.2m high ceilings, a wrap-around deck to capture the breezes, and loads of storage space under the house. There is even a 2nd toilet & shower underneath the house with external access. If it is an original character home you are looking for in a great location, then don't miss this opportunity.

A rare find of 2 x 405sqm blocks joined in the current instance presents multiple options for the savvy buyer (STCA).

- Build 2 separate houses and sell them both
- Build 2 separate houses and live in 1 and sell the other,
- Build 1 house to live in and sell off the other block of land
- Would it be possible to gain approval to increase the density zoning and build townhouses on the combined lots.

Just a short stroll to the stunning Currumbin Estuary, this property places lifestyle at your doorstep. Enjoy tranquil walks, paddleboarding, or picnics by the water, all within easy reach. The home is also conveniently located near popular cafes, The Pines Elanora, and Currumbin's vibrant village, while offering seamless access to the M1 and Gold Coast Airport.

Located within the catchments for Palm Beach Currumbin (PBC) High School and Currumbin State School, this property is ideal for families and investors. Whether you choose to restore its character, demolish and separate the blocks, or build two contemporary homes (STCA), this is an unparalleled opportunity to secure a piece of Currumbin Waters' history and future.

Features:

- 2 x 405sqm blocks with development potential (STCA).
- Original Queenslander built in 1954 with 3.2m ceilings.
- Three carpeted bedrooms plus a study.
- Wrap-around deck.
- Under-house storage with a second toilet and shower.
- Double garage and built-in areas under the house.
- Short walk to the Currumbin Estuary and close to local amenities.
- Catchment for Palm Beach Currumbin High School and Currumbin State School.

Contact us today to explore the potential of this exceptional property!

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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. * Denotes approximate measurements