



SANDGATE'S AVENUES PRECINCT WITH TWO INCOME PRODUCING HOUSES

LOOK AT THIS POSITION - SANDGATE INVESTMENT
OPPORTUNITY

Possibly Sandgate's best current offering with two income earning houses approved on the one lot so close to the waterfront.

9 Seventh Ave is located in Sandgate's most desirable Avenue precinct, 200 meters from the spectacular, action packed waterfront.

Seldom found are two houses on the one block giving the next owner some great options - retain as is, live in one and rent the other; knock down and build your dream home by the water; or join the two houses together and create an impressive sized dual living family home; or perhaps explore

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Price	SOLD
Property Type	Residential
Property ID	51
Land Area	506 m2

Agent Details

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Office Details

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development opportunities as the block is zoned 'General Residential, Low-Medium Density Residential (LMR 2 or 3 storey mix)'. Currently both homes are tenanted with short tenancies in place. The current owners are enjoying a rewarding rental return on both homes, which are also on separate meters.

FRONT RESIDENCE:

- Two bedrooms (primary bedroom with ceiling fan)
- Open plan air-conditioned living and dining
- Timber Floors
- Traditional Windows with fresh white blinds
- Good sized kitchen overlooking the alfresco deck
- Large outdoor entertaining deck
- Bathroom
- Great storage underneath house and car parking space
- Laundry
- Fenced backyard (fenced off from rear house)

REAR RESIDENCE:

- High set
- One bedroom with air-conditioning
- Good sized kitchen opening onto front entertaining deck
- Lounge room
- Bathroom
- Plenty of underneath storage
- Car parking
- Laundry

Sandgate is all about lifestyle and this offering puts you right in the heart of it. Enjoy a prime location, action-packed water sports and activities, trendy restaurants and cafes, great playgrounds and a super place to chill and unwind all year round. With easy access to the Brisbane CBD and Airport, living here is an enviable move.

This property is situated close to the 4017 cafe precinct, a short distance to Sandgate's foreshore, Aquatic Centre and Beachside Playground and just a quick minute to Sandgate Village Shopping. Enjoy amenities such as the nearby Golf

Course, the Queensland Cruising Yacht Club and Marina.

Close by schools include Sandgate Primary and High Schools, Sacred Heart Primary School and St Patricks with Day Care and Kindergarten within walking distance. Public Transport is easily accessed via the Sandgate Station in just a three minute drive. This is a solid coastal property investment to secure.

Highly motivated vendors so don't delay. Contact Sally Grant on 0425 559 832 for further details.

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