

Sold



1-5 Bennett Road, Bli Bli



## Restore the dream or develop

Built in the 1990's this substantial property represents the owners dream of a custom designed home in a location handy to everything you need, yet private enough to escape the hustle and bustle of life. Most of the work required to return this property to its former glory is superficial. A trade background or access to trades will pay dividends.

- Semi-rural setting close to town. Large family home
- 4 bedrooms, 3 bathrooms, large living areas
- Downstairs bed is separate/possible dual occupancy
- Connecting decks, plenty of storage throughout
- Internal 2 x garage, wide side access for boat/van
- Freshly cleared 3907sqm usable/sloping block
- En-suite and walk-in robe to main bedroom
- Walk in pantry and lots of cupboard/bench space
- Full size work shop and additional parking under
- In-ground swimming pool. Plenty of room for a shed
- Town water, onsite effluent disposal system
- Grid connected Solar PV (1.5kw). Large workshop
- Close to schools/shopping. 10km to the beach
- Building and pest inspection reports available

 4  3  5  3,907 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2869
<b>Land Area</b>	3,907 m <sup>2</sup>
<b>Floor Area</b>	260.12 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

### Office Details

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- Land zoned low density residential (not rural)
- Potential for subdivision (subject to DA)

An acre this close to town is a rare find and it's a property that will accommodate all your needs now and in the future. This is one of those opportunities that turn up once in a blue moon. The potential offered by the house combined with the subdivision possibilities of the land mean there is a very bright future on offer here.

Zoning and development information available by visiting the Sunshine Coast Regional Council PD online at:

[www.sunshinecoast.qld.gov.au/en/Development/Planning-Documents/Sunshine-Coast-Planning-Scheme-2014/View-the-Sunshine-Coast-Planning-Scheme-2014-Maps/Local-Area-Maps/Local-Plan-Map-Tiles/Bli-Bli-Local-Plan-Area-Map-Tile-19](http://www.sunshinecoast.qld.gov.au/en/Development/Planning-Documents/Sunshine-Coast-Planning-Scheme-2014/View-the-Sunshine-Coast-Planning-Scheme-2014-Maps/Local-Area-Maps/Local-Plan-Map-Tiles/Bli-Bli-Local-Plan-Area-Map-Tile-19)

Investment information:

Estimated Permanent Rental Return: \$500/week

Rates & Water: Approx. \$2250/year

Onsite Effluent Disposal system service Approx \$90/quarter

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