4 Duplex Blocks - Waters Edge Estate - Bellmere Qld.

Rare Find, Duplex Blocks side by side with Stunning Views, only $250,000 (Lot 14).

Ideal investment opportunity, this corner Duplex Block is situated next to 2 other Duplex Blocks, each is on the market for $265,000. These Duplex Blocks are in a stunning location overlooking the Verge Place Park and the Caboolture River.

LION LAND MARKETING

Klaus Ferck – The Trusted Name in Property for 30 Years
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31 Sirocco St., Jamboree Heights Qld. 4074,

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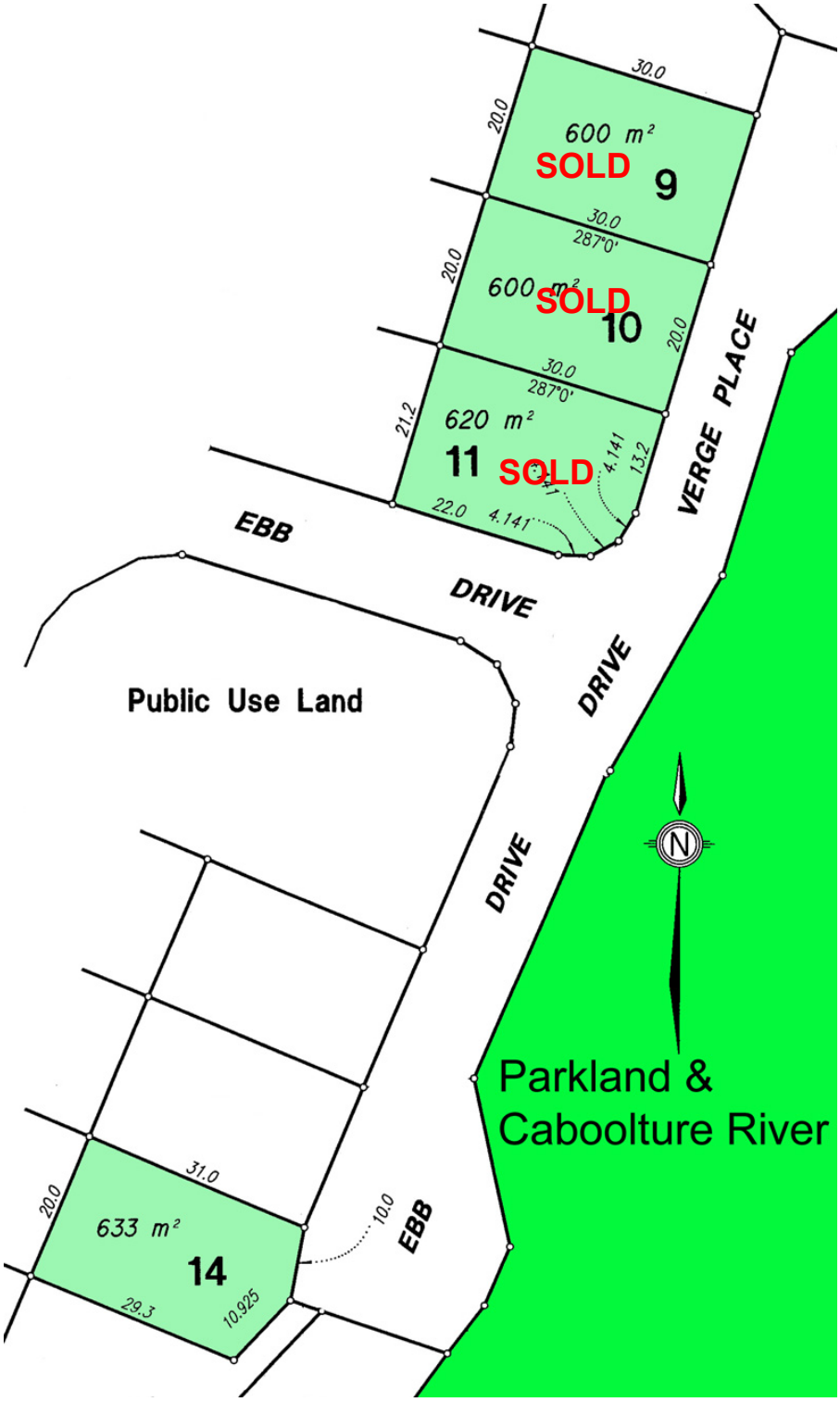

This property is ideal for families or retirees wanting to downsize from larger properties as this position provides a feeling of acreage living without the maintenance. When you live here you can enjoy a large council maintained parkland at the doorstep whilst still being in close proximity to the town centre, Bruce Highway, railway, hospital, private schools and Westfield Shopping Centre. Ideal for professionals who wish to live in a relaxing and low maintenance lifestyle environment. You can live in one Duplex Unit with your pets and rent the other, providing you with income.

The two storey duplex design provides you with the best way to take advantage of the view with the living area and balcony upstairs facing the river and parkland. Being in this high position the blocks are well above the 100 years flood level and was not at all affected in the last floods as the river widens at this point. Families flock to this area to enroll their children into the new Primary School in Bellmere.

Each block is level and ranges in size from 600m2 to 633m2. You can buy one block or the 3 side by side. Two storey Duplex design is available on request.

Lot 9 – 600m2 Duplex Block - $260,000 – SOLD
Lot 10 – 600m2 Duplex Block - $265,000 – SOLD
Lot 11 – 620m2 Duplex Block - $280,000 – SOLD
Lot 14 – 633m3 Duplex Block - $250,000 - Available

Please note: Details, including pricing are subject to change without notice. Every reasonable effort has been made to ensure the information in this price list is accurate. Lion Realty or the owner accepts no liability or responsibility for any errors or omissions occurring in or from this price list.

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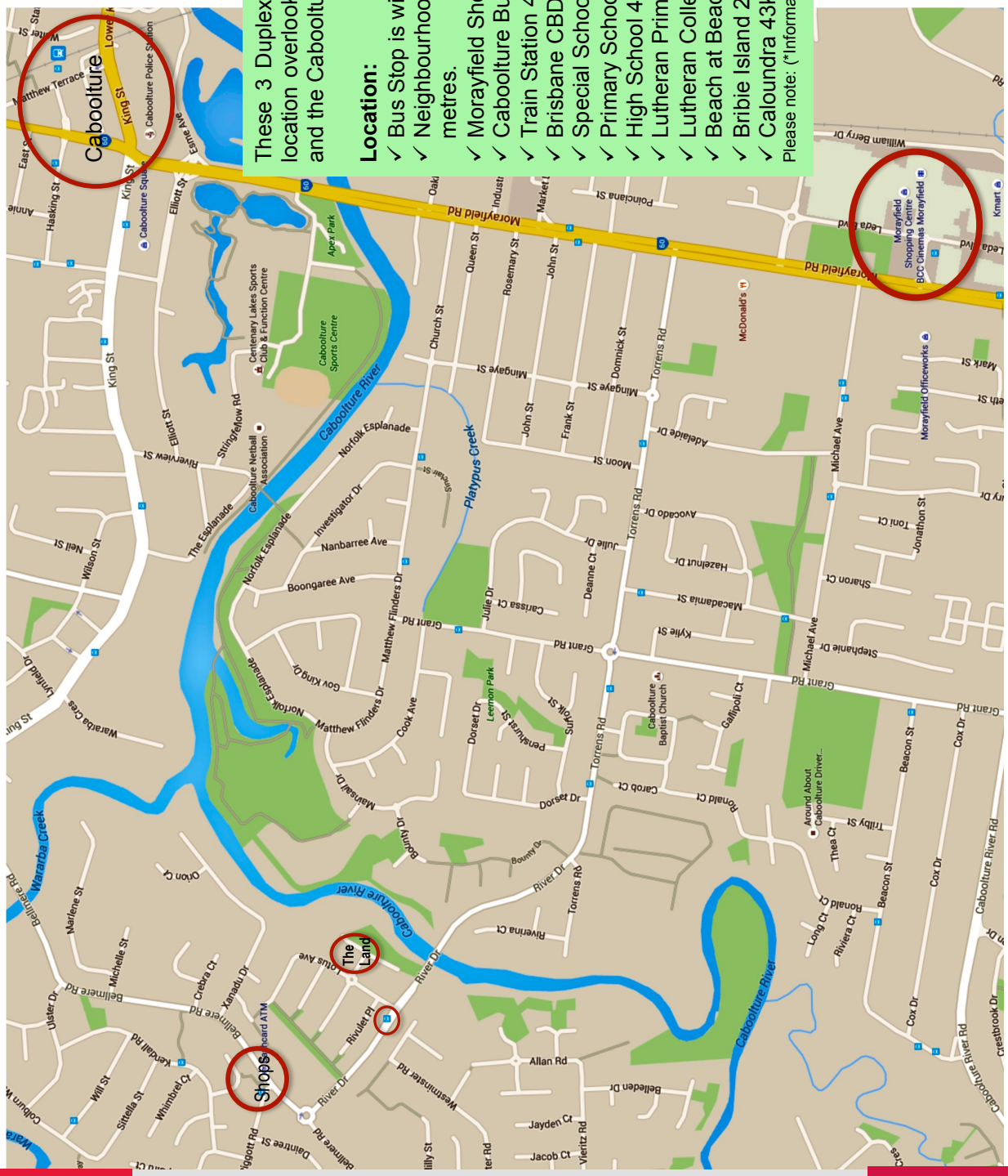
These 3 Duplex blocks are in a stunning location overlooking the Verge Place Park and the Caboolture River.

Location:

- ✓ Bus Stop is within a 250* metre walk.
- ✓ Neighbourhood Shops are within 700* metres.
- ✓ Morayfield Shopping centre 3km*
- ✓ Caboolture Business district 4km.*
- ✓ Train Station 4km.*
- ✓ Brisbane CBD 52km.*
- ✓ Special School 2km.*
- ✓ Primary School 3.5km.*
- ✓ High School 4km.*
- ✓ Lutheran Primary School 3.1km.*
- ✓ Lutheran College 3.5km.*
- ✓ Beach at Beachmere 16km.*
- ✓ Bribie Island 26km.*
- ✓ Caloundra 43km.*

Please note: (*Information supplied by Google Maps)



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