



Jewel in the Crown of Cardwell – Developers Dream or Renovators Delight!?

96 Bowen Street, Cardwell

Renovate and restore this beauty!

Property features upstairs:

- Glimpse of ocean views from the kitchen
- Open plan living area with access to front verandah
- Kitchen with new gas stove
- Bedroom 1 & bedroom 2 with french doors allowing direct access to front verandah
- Bedroom 3 with ocean views
- Separate toilet, bathroom and laundry
- Built in storage to all bedrooms
- Electric hot water system

🚗 4 🚚 2 🚚 6

| | |
|---------------|-------------|
| Price | \$1,350,000 |
| Property Type | Residential |
| Property ID | 1096 |
| Floor Area | 2,024 m2 |

Agent Details

Tamara Stokes – 07 4066 8700

Office Details

Cardwell
65 Victoria Street Cardwell
QLD 4849 Australia
07 4066 8700



Property features downstairs:

- Provision for three bedroom
- Separate toilet bathroom and laundry
- Currently tenanted and achieving \$350.00 per week

Other information:

- Re-screwed roof
- Carport off side of house
- Double garage with drive through access
- Shed at rear with roller door & carport
- Garden shed at rear
- Owner occupied
- Original house plans available
- House built in 98
- Rates: \$1,413.70 (approx..)
- Land area: 1,012m²

137 Victoria Street, Cardwell – Can be sold separately for \$590,000.00

HOME IN NEED OF MAJOR REPAIRS – BEING SOLD "AS IS – WHERE IS"!

Attention Developers! Don't miss out on this rare opportunity to own a knock-down house.

Boasting a prime location that exudes community charm, this property is situated opposite the Cardwell Jetty with Ocean and Island views – JUST 95 steps to the water's edge! The mantra of "buy the worst house in the best street" holds true here, as this property's position, encompassing 1,012m² of generous land, promises a plethora of possibilities for reinvention.

Opportunity for a Knock Down, Rebuild!

- On 1,012m² prime real estate
- Knock down rebuild opportunity
- Rare Opportunity in High Demand Location
- Zoning: Residential / Commercial
- Rates: \$1,457.73 (approx..)

- Property has not been listed for sale in the last 105 years!

This property offers the potential for development of dwellings whether that be a duplex or a new home (subject to council approval), it opens doors to investment opportunities. Whether you're seeking to build a residence or expanding your investment portfolio, this address provides the ideal platform.

Don't wait, call today to schedule a viewing, and make this property yours!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.