



96 Bowen Street, Cardwell



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

96 Bowen Street, Cardwell - Can be sold separately for \$590,000.00

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

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Price \$1,100,000  
 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: 1,012m<sup>2</sup>

137 Victoria Street, Cardwell – Can be sold separately for \$550,000.00

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 1,012m<sup>2</sup> of generous land, promises a plethora of possibilities for reinvention.

Opportunity for a Knock Down, Rebuild!

- On 1,012m<sup>2</sup> 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!

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