



18 Scoter Avenue, Paradise Point

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Motivated Sellers, Brick and Tile Family Home on Residential B Block with Dual Living & Granny Flat Potential

Set on an expansive 506sqm+ residential B block, this generously sized family home presents endless potential, including easy conversion to dual living, drive-through backyard access, and exciting redevelopment possibilities. Whether you're looking to renovate, customise, or knock down and build up to two residences (Subject to council approval), this is an opportunity not to be missed.

Positioned in one of Paradise Point's most sought-after and tightly held "duck" streets, enjoy a peaceful, secluded lifestyle away from the hustle and bustle-while still having every daily convenience just minutes away.

Property & Land Features:

- conditioned master bedroom with built-in wardrobe, ceiling fan, and abundant natural light
- Two additional well-proportioned bedrooms with built-in wardrobes, ceiling fans, and excellent natural light

FOR SALE
Offers Over \$1,699,000

VIEW
By Appointment

AGENTS
Calvin Olivier
0484 065 409
calvin.olivier@ljhooker.com.au

AGENCY
LJ Hooker Paradise Point
(07) 5564 1414

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Separate oversized fourth bedroom suitable for a king bed, featuring modern carpet, air conditioning, and built-in wardrobe
Modern family bathroom with large vanity and separate shower/bath options
Practical, centrally located kitchen with long benchtops, ample storage, and dishwasher
Second living area downstairs, ideal for elderly parents or extended family, with extensive under-house storage
Resort-style fiberglass swimming pool with undercover alfresco area- perfect for entertaining
Double garage with two single automatic doors, bathroom with shower, under-house storage, and drive-through access to the backyard
Oversized rear shed with electricity-ideal as a workshop or potential granny flat

Lifestyle & Location:

Walk to:

Stunning beaches at either end of the street
Water activities including jet ski and boat hire, parasailing, fishing, and waterfront access
Paradise Point Village with award-winning cafés and restaurants
Everyday essentials including medical practices, chemists, grocery stores, and banking

Connectivity:

Local and easily accessible bus stops connecting to tram and train stations
Just minutes to the Coomera Connector (M9)
Approx. 15-minute drive to the M1 Motorway

For your chance to secure this exceptional lifestyle and investment opportunity, or to find out more, contact Exclusive Sales Agent Calvin Olivier on 0484 065 409 today

MORE DETAILS

Property ID	12HMH4J
Property Type	House
Land Area	506 m2

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Sales & Marketing Consultant | calvin.olivier@ljhooker.com.au

LJ Hooker Paradise Point (07) 5564 1414

1/2 Grice Avenue, PARADISE POINT QLD 4216
paradisepoint.ljhooker.com.au | paradisepoint@ljhooker.com.au



