



3/37 Bruce Avenue, Paradise Point

Step Into Effortless Coastal Living

Step into effortless coastal living with this beautifully updated, north-west facing residence, perfectly positioned to capture garden and distant views. Set within an exclusive complex of just six residences across a generous double block, this charming home offers a wonderful sense of space, privacy and practicality. Even better, its highly convenient location places you within approximately 200 metres of the beach, local shops, park and baseball club, making everyday living and enjoying the coastal lifestyle wonderfully easy.

Vacant and ready to go, this home offers an immediate opportunity for its new owner to simply move in and enjoy. Whether you're looking for a low-maintenance coastal home, a peaceful place to settle or a property in a tightly held boutique complex, this residence is ready when you are.

Inside, the home is filled with an abundance of natural light, thanks to its generous array of windows that invite sunshine throughout the living spaces. The light-filled living and dining area creates a welcoming space for everyday living and entertaining, complemented by split-system air conditioning. Flowing seamlessly from the living area, the north-west facing balcony provides an ideal setting for entertaining, relaxing or enjoying an afternoon drink, while overlooking

3 1 1

FOR SALE
Contact Agent

VIEW
Thu 1st Oct @ 4:00PM - 4:30PM

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Interested parties must rely solely on their own enquiries.

LJ Hooker

the expansive, lush garden below.

The stylish kitchen combines functionality with contemporary appeal, featuring a custom splashback, modern appliances, ample bespoke storage, a durable benchtop and an impressive void over the staircase that adds a sense of space and architectural character.

The generous master bedroom is bathed in natural light and features a built-in wardrobe and ceiling fan, while the well-sized second bedroom also includes a built-in wardrobe and ceiling fan. The thoughtfully appointed main bathroom offers a separate soaking tub, glass-enclosed shower and modern vanity, providing both comfort and practicality.

Additional Highlights

- Vacant and ready to move in
- Boutique complex of only 6 on a double block
- Approx. 200m to beach, shops, park & baseball club
- North-west facing balcony with garden outlook
- Secure gated garden and automatic garage
- Extra off-street parking
- Corner position with level, lush lawn
- Brand-new roof and resealed driveway
- Abundant windows and natural light
- Split-system air conditioning
- Stylish kitchen with bespoke storage
- Built-in wardrobes and ceiling fans
- Bathroom with separate bath and glass shower

Vacant, beautifully presented and ready to go - simply move in, relax and enjoy.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

MORE DETAILS

Property ID V0J0C
Property Type Unit

Lucas Rupp 0406 249 324

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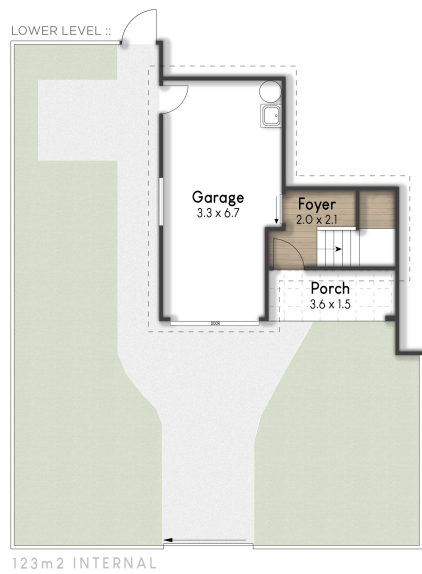
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Location Map ::



- 1 RESIDENCE
- 2 HARBOUR TOWN SHOPPING
- 3 PARADISE POINT BOWLS
- 4 RUNAWAY BAY SPORTING COMPLEX
- 5 COOMABAH STATE HIGH SCHOOL

37 Bruce Ave, Paradise Point

BED 3 BATH 1 CAR 2

Internal: 123 m² | External: 17 m² | Approx Total: 140 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

