



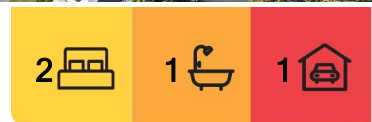
## Woorim, 54 Rickman Parade

Prime Surfside Opportunity &ndash; 54 Rickman Parade, Woorim

Opportunities like this don't come along often! Positioned on a generous 647m<sup>2</sup>; allotment along the highly sought-after Surfside Esplanade, this rare slice of Woorim's beachfront lifestyle is now available. With a Residential B(C) zoning, the future potential here is simply unmatched &ndash; whether you're dreaming of building your forever beachfront home, unlocking development opportunities, or holding as a long-term investment.

Currently occupying the site is a classic 2-bedroom + sleepout surfside cottage, full of character and charm. Tenanted until November 2025, it already provides immediate rental income while you plan your next move. From the front balcony, soak in refreshing sea breezes and enjoy the soothing water views &ndash; a daily reminder of just how special this location is.

Situated just moments from Woorim's vibrant caf&eacute;s, restaurants, shops, surf club and patrolled beach, this address blends lifestyle and convenience effortlessly. Stroll



### Auction

Wed 24th Sep @ 1:00PM

### View

Sat 13th Sep @ 12:30PM - 1:00PM

### Contact

**John Farren-Price**

0418 887 891

jfarrenprice@ljhooker.com.au



**LJ Hooker Bribie Island**  
(07) 3400 1900

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



across the road to the sand and surf, or take advantage of the nearby facilities that make Woorim Bribie Island's most desirable coastal destinations.

Key Features:

647m<sup>2</sup>; block with highly sought-after Residential B(C) zoning

Existing 2-bedroom + sleepout surfside cottage with tenant in place until November 2025

Front balcony with cooling breezes and water views

Unbeatable Surfside Esplanade position – just steps to the sand

Rare chance to secure blue-chip real estate in Woorim. It's the rarest land, and it's beachfront !!

AUCTION Wednesday 24th September from 1pm in the Garden Room at the Bribie Island RSL Club.

## More About this Property

Property ID	WZWHCP
Property Type	House
Land Area	647 m2

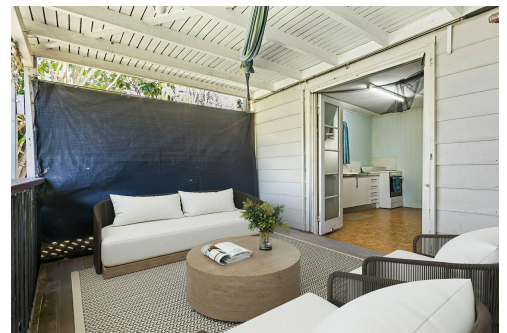
**John Farren-Price 0418 887 891**

Licensed Real Estate Agent | [jfarrenprice@ljhooker.com.au](mailto:jfarrenprice@ljhooker.com.au)

**LJ Hooker Bribie Island (07) 3400 1900**

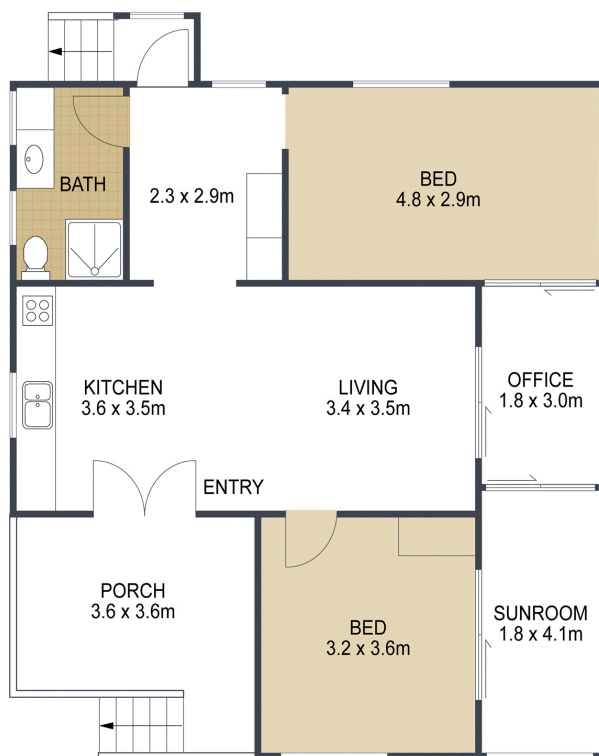
16/19 Benabrow Avenue, BELLARA QLD 4507

[bribieisland.ljhooker.com.au](mailto:bribieisland.ljhooker.com.au) | [sales.bribieisland@ljhooker.com.au](mailto:sales.bribieisland@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Bribie Island  
(07) 3400 1900**



TOTAL: 97 m<sup>2</sup>

## 54 Rickman Parade, **WOORIM**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Floor plan by: [www.open2view.com.au](http://www.open2view.com.au)

