



14 Birdwood Avenue, YEPPOON, QLD 4703

Position, Potential and Possibility!

Positioned in a convenient and well-connected pocket, 14 Birdwood Avenue presents a rare opportunity for renovators, builders or investors to secure a property with genuine upside.

Set on a 589sqm allotment, this two-bedroom, one-bathroom home presents in largely original condition and requires significant refurbishment, offering a clear value-add opportunity. There is also scope to reconfigure or extend the existing footprint to create a three-bedroom home, further enhancing future value.

The existing dwelling offers a simple layout with two bedrooms, central living area and basic kitchen and bathroom facilities, providing a solid starting point for transformation.

The block itself is well-sized and functional with a gentle slope, offering flexibility for extensions, landscaping or future improvements (STCA). Surrounded by established homes in a proven location, the fundamentals for a successful project are firmly in place.

Conveniently located close to local shopping centres, schools, Yeppoon CBD and the

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TYPE: For Sale

INTERNET ID: 111P1060

SALE DETAILS

Offers To Purchase

CONTACT DETAILS

Elders Yeppoon

16 Anzac Parade

Yeppoon, QLD

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Jack Hughes

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coastline, the property offers both lifestyle appeal and strong resale or rental potential once completed.

Key Features:

- 589sqm allotment with gentle slope
- 2 bedroom, 1 bathroom dwelling
- Significant refurbishment required â## strong value-add potential
- Scope to reconfigure into a 3 bedroom home
- Ideal for renovators, builders or redevelopment (STCA)
- Convenient location close to shops, schools and beaches

Opportunities like this are becoming increasingly rare-particularly in locations where the upside is clear. Whether you're looking for your next project or a site to build new, this is one worth serious consideration.

The property is being sold on an "as is, where is" basis, and buyers should make their own enquiries and undertake any due diligence prior to purchase.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 589.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Floorboards



