



96 Bowen Street, Cardwell



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

Nestled in the heart of Cardwell with a hint of the ocean's breeze, 96 Bowen Street awaits a visionary to breathe new life into its walls. This classic three-bedroom house, perched on a generous 1012 square metre plot, is a renovator's dream, brimming with the promise of restoration to its former glory or a transformation into a contemporary haven.

The residence proudly boasts original features including ocean glimpses from the kitchen, where new culinary adventures can begin with a recently fitted gas stove. The open plan living area invites natural light and sea air through its doors that open onto the front verandah—a perfect spot for morning teas or evening relaxation. The charm continues with French doors in two of the bedrooms,

4 2 6 1,012 m2

Price	\$590,000
Property Type	Residential
Property ID	1096
Land Area	1,012 m2

Agent Details

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offering private access to the verandah and the soothing sea vistas beyond.

Every bedroom benefits from built-in storage, ensuring that the space is both comfortable and practical. The essentials are covered with a separate toilet, bathroom, and laundry –all ready for a modern touch.

Venture downstairs, and you'll discover provision for an additional three bedrooms, along with separate facilities, suggesting potential for a guest suite or additional family accommodation.

The property comes complete with a re-screwed roof for peace of mind, a carport adjacent to the house, and a double garage with drive-through access. The storage options extend with a shed at the rear featuring a roller door and carport, not to forget an additional garden shed. For those who value provenance, the original house plans from its 1998 construction are available, and with the property being owner-occupied, it has been maintained with care.

This is more than a house; it's a canvas for creation, an opportunity to forge a home with your signature style. Capture the essence of coastal living at 96 Bowen Street—a property that awaits your inspiration.

137 Victoria Street, Cardwell – Can be purchased separately for \$495,000.00

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 1,012m² of generous land, promises a plethora of possibilities for reinvention.

Opportunity for a Knock Down, Rebuild!

- On 1,012m² 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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