

SURFERS PARADISE

STONE  
RODA BEACH

4 Lothian Avenue Sorrento, QLD

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## Exceptional Opportunity in Sorrento - Endless Potential

Nestled within the prestigious Sorrento enclave and tucked away in a quiet cul-de-sac, 4 Lothian Avenue presents an exceptional opportunity to establish yourself in one of the Gold Coast's most sought-after areas. This impeccably presented property is ready to move straight in, boasting architecturally designed plans for enhancements or a complete transformation into a fresh vision.

Set on a generous 809sqm parcel, the residence has been updated throughout, offering a seamless flow from the open plan living and dining area to the spacious undercover alfresco space, which overlooks the expansive pool and backyard.

Features include:

- Expansive block spanning 809sqm
- Thoughtfully designed internal space covering 164 square meters
- 3-bedroom, 2-bathroom residence
- Recently renovated gourmet kitchen
- Tiled master bedroom equipped with air-conditioning and ensuite

Price:

Under Contract



Colin George

0404 440 386





Site Plan



(NOT IN POSITION)



(NOT IN POSITION)



(NOT IN POSITION)



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.