








## Designer finishes meet casual beachside living

Stylish lines and large connecting indoor and outdoor living spaces provide the perfect backdrop for a lazy summer's day near the beach. There is also an exclusive use pool to tempt you as well as plenty of private yard and garden.

- Oversize 3 bedroom/2 bathroom duplex
- Large kitchen with stone work surfaces
- Connecting indoor/outdoor living zones
- Polished timber floors, good room sizes
- Down: Living, 2 beds, bathroom & kitchen
- Up: Master suite with ensuite/full wall robe
- Air-conditioning and ceiling fans
- Designer pool with integrated water feature
- Fully fenced yard with established gardens
- Large, private corner block (less neighbours)
- Remote double garage, plenty of storage

This property provides house like living without the maintenance, and is just a short walk from the beach, schools, shops and restaurants. Being one of only two homes on the block means plenty of space and privacy, as well as very low ongoing ownership costs. This property is large enough to satisfy most house buyers, and

3 2 2 400m2

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 2240 |
| **Land Area** | 400 m2 |
| **Floor Area** | 213.67 m2 |

### Agent Details

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### Office Details

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offers a quality of life that would normally only be found in a much higher price range.

Investment Information:
Estimated permanent rental return: Approx $23,920/yr ($460/w gross)
Rates & Water Charges: Approx $2200/yr
Body Corp Fees: Approx $1380/yr

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