

Sold



30, 179 Ocean Drive, Twin Waters



## An investment in lifestyle

This second level unit at Magnolia lane offers the perfect combination of tranquil golf course and bushland views. This said it's still just a short drive or short easy and safe bike ride to local beaches and the coffee shops on Mudjimba's esplanade.

- \* Oversized 3 bedroom apartment. High ceilings, huge balcony
- \* Stunning view across the 9th fairway and surrounding reserve
- \* Fully equipped & furnished. Also available unfurnished if desired
- \* Expansive open living and main bedroom capture the views
- \* Stone counter tops to full size kitchen, good storage throughout
- \* Main bedroom has a dressing room, ensuite and balcony
- \* Walk in robe to bedroom two and a shared balcony with bed 3
- \* High quality furnishings and fittings assure ongoing useability
- \* Fully air-conditioned, fans and stainless steel security screens
- \* Northerly aspect catches the winter sun and summer breezes
- \* Apartment runs full depth of building for natural light/ventilation
- \* Two allocated parks in the secure garage plus storage cage
- \* Small complex of 48 prestige units divided into four towers
- \* Onsite manager, large pool and park-like grounds & gardens
- \* Ideal part or full time residence. More than a Golfer's Paradise
- \* Local shopping, restaurants and cafes adjacent to complex

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2350
<b>Floor Area</b>	18.58 m2

### Agent Details

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### Office Details

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This boutique apartment building is the only one like it on the Twin Waters Golf Course and offers a very high level of peace and privacy. The surrounding environment comprises of native flora and fauna (including visiting kangaroos), as well as immaculately kept grounds and gardens. For those interested in cutting down on maintenance without sacrificing lifestyle, or simply wanting an investment property or perhaps joint families in ownership for holidays and rental. This property offers more than most and is worth a closer look.

Investment information:

Rates & Water Charges: Approx \$3520 /year

Body Corp. Fees/Levies: \$6640/year

Permanent rental return: \$500/week

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