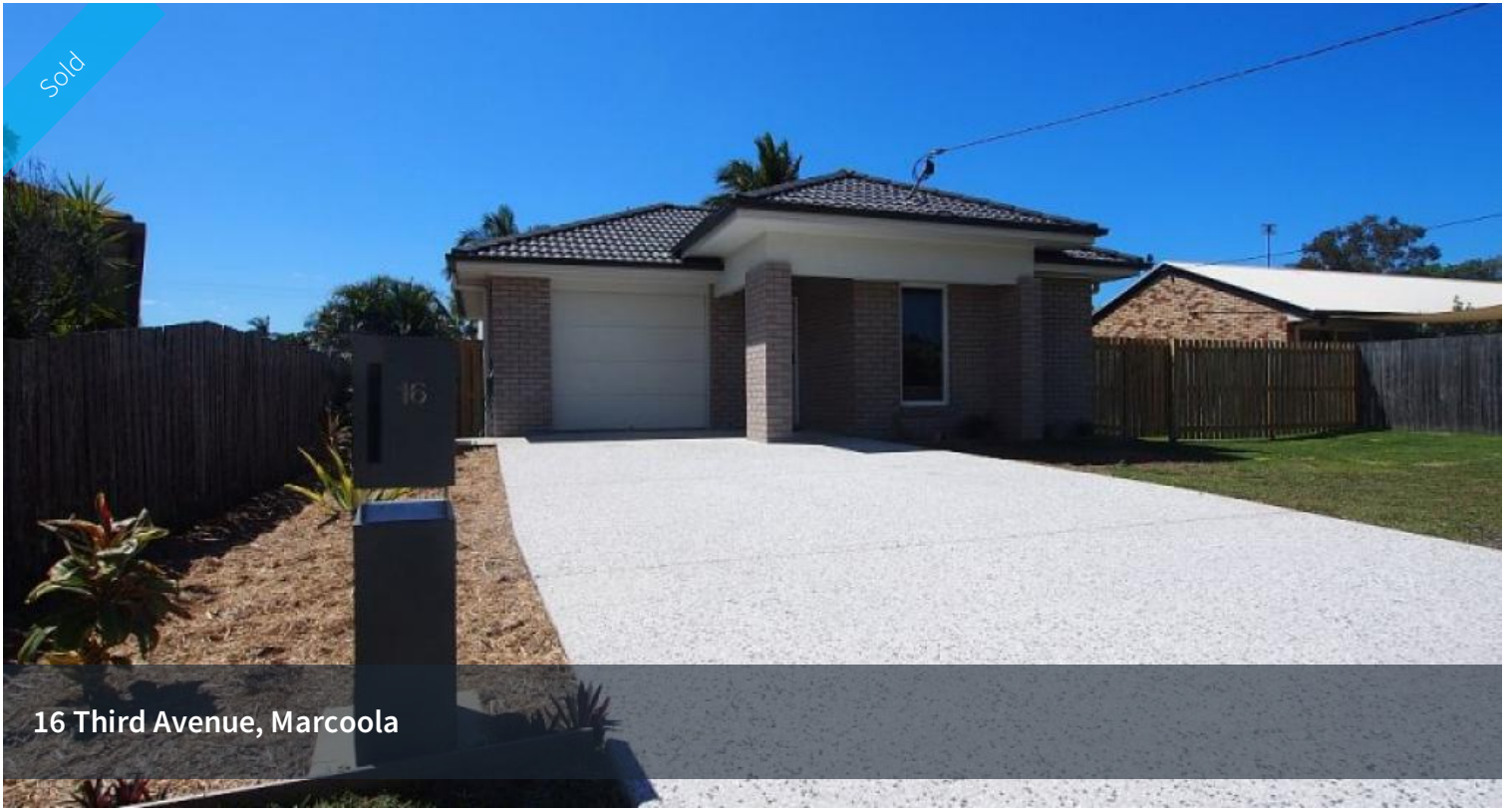


Sold



16 Third Avenue, Marcoola



## Like new - walk to beach

Completed approximately 1 year ago and in perfect condition. Will suit a new home buyer. The position approximately 600m level walk to the surf beach also makes this a stand out opportunity. Even though the home is not overly large, the well planned design incorporates high ceilings, north facing living areas and still plenty of yard left for a future pool or shed providing a feeling of space and privacy.

Low maintenance 3 bed/2 bath brick home  
Tiled open living area, Caesar Stone kitchen  
Connecting under-roof covered outdoor area  
Internal access from single garage (remote)  
Ensuite and walk in robe to main bedroom  
Guest family rooms at other end of home  
High ceilings and good storage throughout  
Modest in size, high function in design  
8 minute walk to the surf beach & shops  
Energy efficient insulation & vented ceiling  
Double windows and gas hot water system  
Established landscaping. Ready to move in

Quality fittings throughout as well as extras like ceiling fans and split system air-

3 2 1 536m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2424
<b>Land Area</b>	536 m <sup>2</sup>
<b>Floor Area</b>	130.06 m <sup>2</sup>

### Agent Details

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conditioning make this a comfortable home all year round. Aligned to one side of the block also means this home could be extended in the future should the need arise. Environmentally friendly and energy efficient features. This property would also make a great lock up and leave solution as there is room on the land to park a caravan or motor home. Lots of options, just needs you.

Investment information:

Estimated Permanent Rental Return: \$420/week

Rates & Water: Approx. \$2600/year

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.