



7 Amanda Ave, Marcoola



Queenslander style, walk to beach

Positioned in a side street less than 200m walk from the surf beach lies a unique beach house with plenty to offer. Queenslander inspired home providing modern creature comforts as well as the total convenience of being right by the surf, coffee shop scene and public transport. Polished timber floors, connecting deck areas and full length verandah are the backdrop for a new take on a classic design.

- 4 bedrooms, open living/connecting decks
- Updates include kitchen, bathroom & decor
- Timber walls and floors, stone kitchen
- Air-conditioning and ceiling fans
- Built in robes to three of the four bedrooms
- Oversized garage could be a great workshop
- Established low maintenance gardens
- Fenced 546sqm block ideal for family & pets
- 5 minute walk to shops, beach & transport
- Walk through to Boulevard at end of street
- Licensed restaurants & bars abound
- Quiet no through road, dog park nearby

The yard is fenced front and rear and the garage is oversized incorporating a

4 1 1 551 m2

Price	SOLD
Property Type	Residential
Property ID	2520
Land Area	551 m2
Floor Area	157.93 m2

Agent Details

Tony Brown - 0411074022

Office Details

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workshop as well as storage. Most of the renovations have been done in the last five years meaning all that's left to do is shout yourself a new surfboard and sunscreen.

Investment information:

Estimated permanent rental return: \$480pw (\$24,960pa)

Rates & Water: Approx. \$3150/year

Tender Information:

Offers over \$495,000 are invited. Tenders/offers close 4pm Thursday 15 Mar 2018.

Offers can be subject to finance and building/pest inspection (up to 14 days).

All offers remain confidential/unopened until handed to the owner on the tender date.

For more information call Tony Brown 0411074022 or email tony@mnsr.com.au

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