







Sea air and summer breezes

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Making the most out of our own time is always a hard call. Some of us choose to maintain a full-size house and some of us make the change to something that gives the freedom to do more of the things we like. This upstairs unit in a small complex offers more than just a relaxed low maintenance lifestyle. The open living area and choice of a large, covered balcony or private rooftop terrace, means you can always find your place in the sun or the shade. There's plenty of room to entertain guests and family here too. Positioned in the North East corner of the building means cool summer breezes and warm winter sun. The condition inside is excellent offering clean comfortable living right from the start.

- 3 bedrooms/2 bathrooms open living and large north facing deck
- Solid roof and extendable awning to adjust sun/shade to verandah
- Exclusive use roof-top terrace doubles available space outdoors
- Stunning sunsets and diamond studded night skies from the upper level
- Well-appointed kitchen (updated appliances). Good storage throughout
- Ensuite and walk-in robe to main bedroom
- Abundance of natural light and air-flow to all rooms
- Energy efficient lighting and ceiling fans keep energy costs to a minimum
- Established trees and gardens surround. Very private setting
- Native birdlife through the day and the sound of the surf at night

Price	SOLD
Property Type	Residential
Property ID	2709
Floor Area	167.22 m2

Agent Details

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- 300m level walk to one of the coast's most pristine beaches
- 10km of uninterrupted coastline. Extensive dune/conservation reserve
- Single garage (electric door) for one car or secure storage
- Room to park second vehicle in front of garage/complex
- Public transport in the next street. 15min drive to the CBD/Sunshine Plaza

Long-term residents and an active body corporate mean the building is in great shape. There's a real sense of community here too. Both within the complex itself and the neighbouring homes. A pedestrian link connecting this street to the esplanade puts you on the sand in minutes. All the trappings of the beach shops and cafes are right there too, providing plenty of Saturday options without even starting your car. An easy push bike ride takes you to school, major shopping and a range of services. Like a little more me time for you? This property could be the change you're looking for.

Investment information:
Estimated permanent rental return: $460/week
Council rates & water charges: Approx $3100/year
Body corporate fees: $2665/year

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