

Sold



109 Keith Royal Dr, Marcoola



## Time for a sea change

Make a morning surf or walk on the beach part of your daily life. With 10km of pristine ocean shoreline 4 minutes walk from your front door, this location will bring your coastal dream to life. Easy access to shops, schools, cafes and licensed venues means the things you need, as well the things you like are all close by.

3 bedroom/3 bath home. 250m to the dune entry

Modernised interior, kitchen, and bathrooms

Stone countertops and integrated storage

Floor to ceiling tiles in two bathrooms

Air-conditioning to living & main bedroom

Energy efficient lighting and ducted vacuum

Gas stove/electric oven. Quality dishwasher

Garage converted to studio/additional living

Granny flat/air bnb potential downstairs

Fenced 546sqm. Room for future pool/shed

Gated side access for a boat or caravan

Backs onto airfield. No neighbours behind

Looks over the airport to hinterland foothills

4 min walk to the surf and Boulevard shops

Dog park in street. Bus stop around the corner

Recently re-roofed

3 3 549 m2

Price	SOLD
Property Type	Residential
Property ID	3069
Land Area	549 m2
Floor Area	216 m2

### Agent Details

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### Office Details

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This home has undergone significant renovation in recent years and now offers a flexible floor plan to suit a range of uses. Separation from the master suite downstairs and guest bedrooms upstairs, along with a separate studio/family room area. This means enough space for an extended family, home business or with some simple additions passive income potential. Two storey beach houses are a rare find, and an opportunity to start living your sea change lifestyle sooner.

Rates and rental information-

Council rates and unity water charges (approx. combined): \$3400/year

Permanent rental appraisal: \$800/week

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