



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - \$32,500 ABOVE ASKING PRICE IN 72 HOURS!**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome coastal property located within walking distance to an awesome sandy beach, a great park for the kids and a bike track for the active residents.

Situated just 190 metres to the water/beach in a great quiet area, this beach side home has everything you could want and represents fantastic value in the current market with a location to match, act swiftly!

Features include:

- 3 bedrooms
- Single bathroom
- Compact design which includes: Formal Dining + Formal Lounge areas, versatile floor plan
- Centrally located kitchen with quality appliances, plenty of cupboard/bench space
- East facing Outdoor entertaining area, top spot for summer to enjoy the seaside ambiance
- A short 190m stroll to the WATER, esplanade, walking tracks, parks and your very own secluded beach

3 bedrooms 1 bathroom 2 car spaces 830 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	231
<b>Land Area</b>	830 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
0438 384 543



- Large double bay colour bond shed, side access for the boat/ van + solar power
- 190m to the ocean and stunning sandy beaches, you can hear the soothing sound of the waves from the home not to mention the lovely breezes on offer, A+ LOCATION, all aboard the capital growth train!
- Perched high and dry on an easy care & fully fenced 830m2 seaside allotment
- Fantastic Family friendly area, located amongst quality homes with long term neighbours, little to no passing traffic
- Solid brick construction, renovate and reap the rewards, easy care just set and forget!
- Great ability to refresh and value add inside if required now or down the track, no immediate \$\$\$ required
- SAVVY INVESTORS TAKE NOTE, rent appraisal as is \$350+ per week, this one would make the ideal NO FUSS INVESTMENT with positive returns on offer combined with the capital growth you would come to expect being this close to the beach!
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE & IDEALLY LOCATED, FIRST HOME OWNERS ALSO THIS WILL APPEAL TO YOU!!!
- ESTATE FINALISATION, SELLING AS IS- WHERE IS, PRICED TO SELL IMMEDIATELY
- Best value on our coastline? so close to the water, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR A COASTAL HOME/ INVESTMENT WITHIN WALKING DISTANCE TO THE WATER THIS ONE MUST BE ON YOUR SHOPPING LIST. MUST BE SOLD TO FINALISE ESTATE, ALL OFFERS WILL BE CONSIDERED FOR AN IMMEDIATE SALE!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a Glance:

Bedrooms: 3 Beds

Living Areas: 1

Bathrooms: 1

Solar Power: YES

Toilets: 1

Garage: 2 bay shed and side access to property

Land Size: 830m2

Rates: \$1,100 ph (approx)

Rental App: \$350-\$370 per week

\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*

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