

Sold



## 8 Tranquility Pl, Bargara



### SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS!

Contact Exclusive Marketing Agent MICHAEL LOADER directly to ensure you are fully informed about this awesome coastal property located within walking distance to the beach and all Bargara has to offer.

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 2nd JUNE 2022 - PLEASE CONTACT THE AGENT FOR AN 'OFFER TO PURCHASE FORM' IF REQUIRED &/ OR ATTEND THE OPEN HOME \*\*\*

Situated high and dry with great ocean breezes, this property is only a short walk to the beach/ park & playground... AS FAR AS LOCATIONS GO, YOU WILL NOT FIND BETTER! This modern coastal home is neat as a pin having been built in 2012 and very well cared for, INVESTORS... YOU CAN STOP LOOKING, THIS ONE IS IT!

Features include:

- 4 large bedrooms, all with built in robes
- Over sized Master Suite with large walk-in robe & ensuite
- Spacious open plan design which includes: Formal Dining + Formal Lounge + Media Room + Outdoor alfresco
- A functional layout is combined with open and airy spaces, designed perfectly for the coastal climate
- Modern, centrally located, kitchen with quality stainless steel

🛏 4 🚿 2 🚗 2 📏 820 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	293
<b>Land Area</b>	820 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
0438 384 543



appliances, including dishwasher

- A+ Location just a short stroll to the beach, picturesque esplanade, bike path, walking tracks, children's parks and everything Bargara has to offer
- Located in a quiet cul-de-sac with little to no passing traffic, ideal retirement spot
- \*\*\*BUYERS PLEASE NOTE – The property is Currently tenanted to a long-term tenant who is happy to stay on if required (lease expiration 24/10/2022) \*\*\*
- NEW Current rent appraisal at \$550+ per week. Investors take note. This one has the perfect combination of location, capital growth and cash flow with a great fixed tenant who takes care of the property already in place!
- Beautiful design with nice front facade, incorporating a variety of textures and a modern coastal theme
- Modern design built in 2012 and has been well kept by the current owners. The home presents well inside & out
- Brand NEW 10kw Mitsubishi reverse cycle Air conditioning to the home, insulated
- Dual remote lock up car accommodation attached to the home
- HUGE 820m2 fully fenced lot with side access, plenty of room for a shed/ pool
- All the added extras including A/C, fully fenced allotment & large lot
- Family friendly area, located amongst quality homes set in an elevated and private coastal position
- A short drive to central Bargara shopping Centre, gym, fast food, coffee shops and a variety of restaurants.
- Love golf? 3 minutes in the car and you are on the stunning Bargara golf course with a lovely club house overlooking the pacific ocean!
- A lovely modern coastal home in an upmarket estate, MAKE A GREAT NO FUSS INVESTMENT OR FAMILY HOME!
- DIRECT WALK STRAIGHT TO THE BEACH AND PARK, IDYLIC LOCATION
- Offers a great change of lifestyle, sea breezes all year round, great place to retire
- GREY NOMADS, DON'T MISS THIS ONE, IDEAL TRAVEL BASE WHY WOULD YOU NOT WANT TO MOVE TO SUNNY QLD where you don't need a jumper!

IF YOU HAVE BEEN SEARCHING FOR A PRIME INVESTMENT/ HOME WITHIN WALKING DISTANCE TO THE WATER THIS ONE MUST BE ON YOUR SHOPPING LIST. THE VENDORS ARE SERIOUS ABOUT A SALE AND ALL SERIOUS WRITTEN OFFERS WILL BE CONSIDERED, FIRST TO SEE WILL BUY...

\*\*\*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: 4

Bathrooms: 2

Living: 2

Car Accommodation: 2

Land size: 820m<sup>2</sup>

A/C – YES

Rates - \$1800 p/h Approx

Rent Appraisal - \$550+ p/w

Year Built – 2013

Distance to Beach – 900m

**\*\*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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