



## FOR SALE

### LOCATION, LOCATION - WELSBY PARADE WATERFRONT!

This is a light, breezy penthouse located in a popular area overlooking the water. Great for either investment, holiday letting or as your private residence. The apartment is fitted with quality porcelain tiles, carpets and fittings. Small pets are welcome here, however prior approval is required.

The apartment has three good sized bedrooms, two bathrooms, laundry, double garage, open plan living/dining/kitchen and a large undercover balcony. Ideal for entertaining guests and relaxing while watching the gorgeous sunsets to the glasshouse mountains. Residents of the two adjoining properties have exclusive use of the rooftop patio.

Situated just across the road from the Pumicestone Passage close to barbeque facilities and children's playgrounds it's an ideal location. An added bonus is that it's within walking distance to the local shopping centre with its many facilities.

Look at these great features:

- Modern fittings and finishes
- Ducted air conditioning
- 2 linen cupboards
- Double Garage
- Private lift
- Large covered balcony
- Walking distance to the waterfront, shops & transport

Don't delay, call Geoff Tutt (Local Agent) now on 0414 230 130 to arrange your private inspection.

3 BED | 2 BATH | 2 CAR

PRICE:  
SOLD BY GEOFF TUTT

OPEN FOR INSPECTION:  
N/A



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Rev	By	Date	Description
1	ASG	21.12.07	Issue for I.D.
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.