



SOLD

WALK IN 3 MINUTES TO THE BEACH

A great life style in a coastal village such as Peregian Beach can be mostly summed up in one word; Convenience!

Two levels off functional planning and practical design have created a conveniently located beach pad with fabulous outdoor space and endless lifestyle extras.

Nusa Dua is a small complex of just 14 townhouses. Unit 11 offers an open plan living, kitchen and dining area, plus a powder room on the ground floor, whilst upstairs is a large central bathroom servicing two very generous bedrooms and a third bedroom completed with en-suite and walk in creating enough space to cater for all family configuration. The main bathroom is spacious, neat and boasts a bath. Plenty of storage with 2 linen cupboards and extra space in a dedicated laundry.

Hot summers are no problem-cross flow ventilation is excellent via cooling sea breezes in addition to reverse cycle air-conditioning.

Unique about this unit is the private fully fenced courtyard with side access being one of the largest ones in the complex!

Just a short stroll via the back exit will have your feet in the sand in three minutes or walk a bit further to the village and enjoy our selection of excellent cafes, restaurants shops and a patrolled swimming beach.

Ocean smells and the sound of waves nearby remind you daily of the privilege of living close to the beach and walking distance to Peregian Village. Leave your car in the garage and grab the surfboard!!

Live here, holiday or permanently let, the options can be yours, the property is priced to sell and the body corp fees are low!
Simply Convenient!!

Thank you for reading !

If you wish for a private inspection, please call SABINE your LOCAL @REALTY AGENT on 0488 332 256

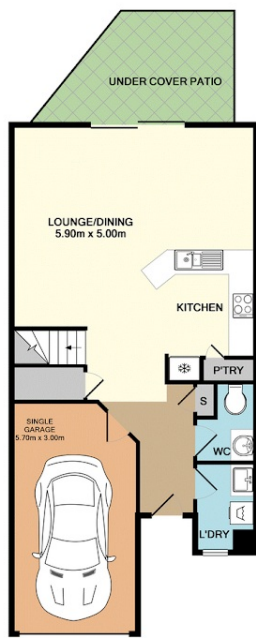
3 BED | 2 BATH | 1 CAR

PRICE:
\$510,000

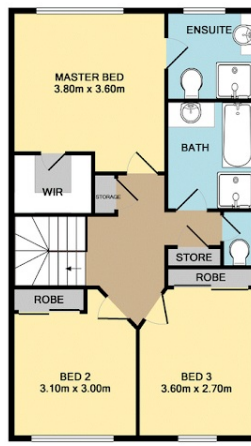
OPEN FOR INSPECTION:
N/A



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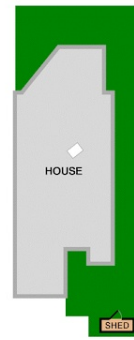


GROUND FLOOR
APPROX. FLOOR
AREA 69.3 SQ.M.
(746 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 63.0 SQ.M.
(678 SQ.FT.)
TOTAL APPROX. FLOOR AREA 132.3 SQ.M. (1424 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix iCC017



SITE PLAN

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.