

**SOLD**

## LOCATION & LIFESTYLE

Imagine living in a quiet leafy street just a 4 minute stroll to the golden sands of Palm Beach for a surf or a dip in the ocean.

Imagine a peaceful cup of tea or a cool drink on your east facing balcony with a good book.

Imagine living just steps from the local shops, just around the corner from the local school, and only minutes to the local sports club and surf clubs.

Well, if you want to do more than just imagine, you need to act quickly to arrange your chance to see this property before it finds it's new owner.

- \* Ideal for first home, downsize or small family
- \* Air-conditioning and fan to living/dining
- \* Private & airy. Much loved and neat as a pin
- \* Spacious bedrooms with built-in robes
- \* Bright kitchen. Renovated bathroom and shower
- \* Low Body-Corp. Close to shops, beach, everything !

All this, and in the perfect Palm Beach location - close enough to walk to everything, yet far enough away to have the peace and quiet - PERFECT !

To arrange an inspection or for further information please contact Michael Spicer on 0408 828 982.

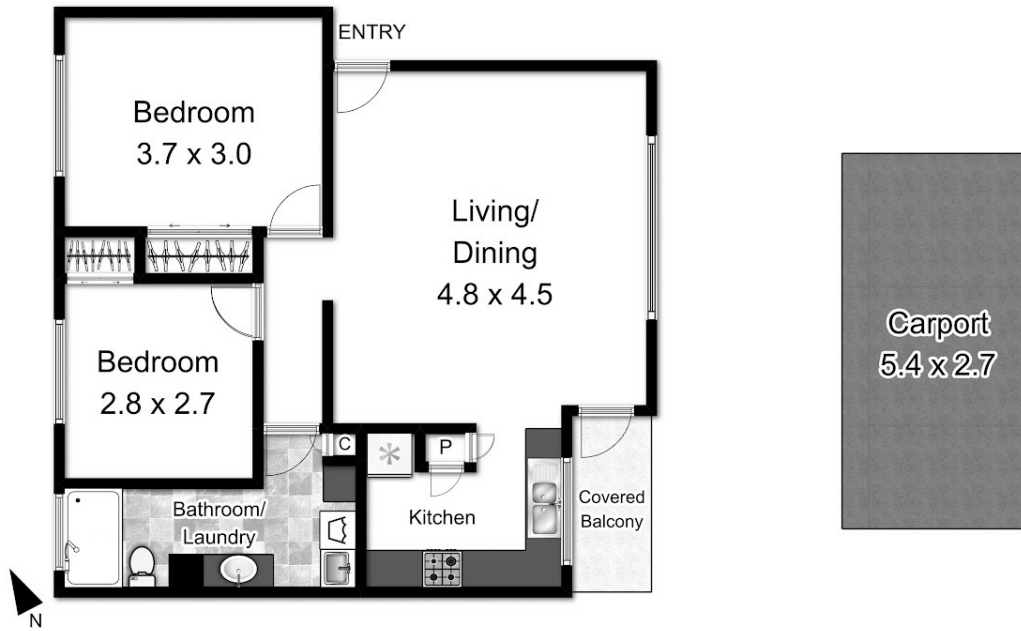
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$375,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Michael Spicer**  
**0408828982**  
michaels@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



11/18 Mawarra Street, Palm Beach

Internal: 64.3m<sup>2</sup> | External: 3.2m<sup>2</sup> | Carport: 14.6m<sup>2</sup> | Total: 82.1m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.



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.

**Michael Spicer**  
**0408828982**  
 michael@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

