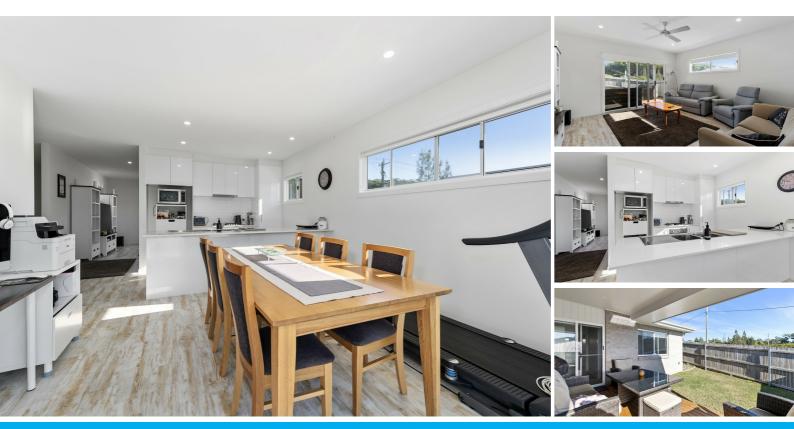
32A SUNSHINE CIRCUIT EMERALD BEACH

(arealty)



FOR SALE

WALKING DISTANCE TO THE BEACH.

This modern 3-bedroom townhouse enjoys a convenient location, walking distance to cafes, shops, beaches, restaurant and so much more.

The builder Sapphire Homes pride's itself on exceptional workmanship with an emphasis on the highest standards & quality. Check out some of their many houses in the North Sapphire Beach Estate including the actual Beachstone Café.

Designed for modern-day living the home enjoys a free flow effect throughout.

The package created offers an easy, low maintenance lifestyle.

The single-level townhouse is in a small complex of only two with no strata fees. Featuring three decent sized bedrooms, one generous sized bathroom and the ensuite is as big as the main bathroom.

A well-proportioned modern kitchen with a dishwasher and the comfort of air conditioning for warming and cooling.

Entertaining is made easy with an undercover area, with a fully fenced grass area both secure and private.

Both 32a & 32b are strata-titled, however are self-managed and involve no strata fees. There is an existing tenant in place paying \$445 per week, offering a fantastic rental return option for those looking for a solid investment.

This the perfect home for a low maintenance, easy-care, relaxed lifestyle, or an ideal rental investment in a thriving coastal area.

Summary

- Currently rented for \$445 per week
- Rates: \$2,521.38 per annum
- Land Size: 401sqm
- No strata fees.
- Only 2 townhouses.
- Single lock-up garage with internal access
- Minutes from beach
- Only 12 months old.
- Much bigger than you expect.
 Flat walk or bike ride to the beach, its shops and restaurant
- Eastside of the highway. Beachside as locals refer to it.

Note this Estate now has a modern childcare facility & extensive playground. How convenient is that?

3 BED | 2 BATH | 1 CAR

PRICE: \$495,000

OPEN FOR INSPECTION: N/A



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32A Sunshine Circuit, Emerald Beach



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.



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