



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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INT: 157 m²
EXT: 11 m²

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.