



**SOLD**

## INVESTMENT OPPORTUNITY - 250 M TO BEACH

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

Nusa Dua is a small complex of just 14 townhouses and this one is located smack bang in the middle.

Unit 7 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 Master bedroom completed with en-suite and walk in creating enough space to cater for all family configuration.

Two levels off functional planning and practical design have created a conveniently located beach pad with fabulous outdoor space and endless lifestyle extras. The main bathroom is spacious, neat and boasts a bath. Plenty of storage with 2 linen cupboards upstairs, under staircase storage and broom cupboard downstairs and extra space in a dedicated laundry. Pots and pans and all your other chattels will fit.

For added privacy and peace of mind, the complex is also fully-fenced and gated.

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.

The sound of waves nearby and the smell of sea in the air 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

DISCLAIMER: The @realty Team has been provided the above information from official sources, and we have endeavoured to ensure it is the most accurate information possible. However,

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

**PRICE:**  
\$445,000

**OPEN FOR INSPECTION:**  
N/A



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Level 1



Level 2

Artist Impression

This floor plan is conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantee as to the accuracy of this plan. All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan.

#NOT TO SCALE

approx. 136 sqm

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.