



**SOLD**

## I DO LIKE TO BE BY THE SEASIDE - DEFINITELY!

Middleton Beach and in particular, Marine Terrace is some of the most tightly held terra firma in the whole of Albany.

This particular villa is an easy stroll to the iconic Middleton Beach and affords the laid back and relaxed lifestyle that is so sought after here on the South Coast. With cafe's, bistro's and bars so close by, there is simply no need to drive in order to enjoy catch up time with your friends or family. For some "me" time, just go for a paddle in the waters of stunning King George Sound.

Neatly positioned in the middle of just three Villa's, this property features downstairs living that includes an open plan kitchen/dining space that is perfectly complimented by a generous lounge room. There's also the laundry, a powder room plus a double lock up garage with extra storage room and a sun filled courtyard out the front that completes the picture.

Upstairs contains three bedrooms, two with built-in robes with the master enjoying the benefits of a walk in robe semi ensuite bathroom and a large Juliet balcony that gathers the morning sun.

The common property provides loads of room making it easy to enter and exit with your car in a forward direction or for visitors to park right outside your front door. In fact it's quite possible to sometimes forget you have neighbours.

Presented as immaculate inside and out this is an outstanding opportunity to grab that retirement home you have been looking for, or perhaps you live out of town and seek a base in Middleton Beach, maybe you are a busy professional looking for a home in an A Class location that is comfortable and endearing. Investor? .... The reality is this property will appeal to almost everyone.

Inspections are by appointment only, so call Lorraine Stevenson on 0417 183 688 to enjoy everything this home has to offer.

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

**PRICE:**  
**\$699,000**

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



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