

## 2/17 TIMANA AVENUE MERMAID WATERS



# FOR SALE

## SOLD IN DAYS BY AUDREY GOETZ. MORE URGENTLY NEEDED!

Top price achieved! UNDER CONTRACT in days! More urgently needed! Charming Private & Secure Duplex loaded with Character!!! Secure & Private, this is a unique opportunity to secure this 2 bedroom, 1 bathroom duplex with huge yard space in sought after Mermaid Waters. Will not last, make an offer!!!

- \* Loaded with character and charm.
- \* High raked ceiling with cool loft.
- \* Character kitchen.
- \* Air conditioned open plan living sun drenched with natural light.
- \* Polished timber floors in living.
- \* Fully fenced, private and secure.
- \* Ideal entertainers deck out to the huge yard area.
- \* Master with access to the bathroom.
- \* Lock up garage + garden shed.
- \* Short walking distance to public transport.
- \* Located in a quiet street at the end of a cul de sac.
- \* Sought after location in Mermaid Waters within minutes to shops and beaches.

- Very low BC of app \$27 p/w Body Corporate to include Sinking fund!
- Council rates \$1126.74 per 6 mths
- Water rates \$290.70 per quarter

Total land is 1079m<sup>2</sup> for 17 Timana Avenue, Mermaid Waters.

This property is currently tenanted, notice is required for an inspection.

Call, text or email Audrey Goetz on 0412 148 078 or email [audrey@atrealty.com.au](mailto:audrey@atrealty.com.au) for an inspection and for a Letter of Offer. Will not last.

2 BED | 1 BATH | 1 CAR

### PRICE:

Price indication above \$650,000

### OPEN FOR INSPECTION:

N/A



**Audrey Goetz**

**0412148078**

[audrey@atrealty.com.au](mailto:audrey@atrealty.com.au)

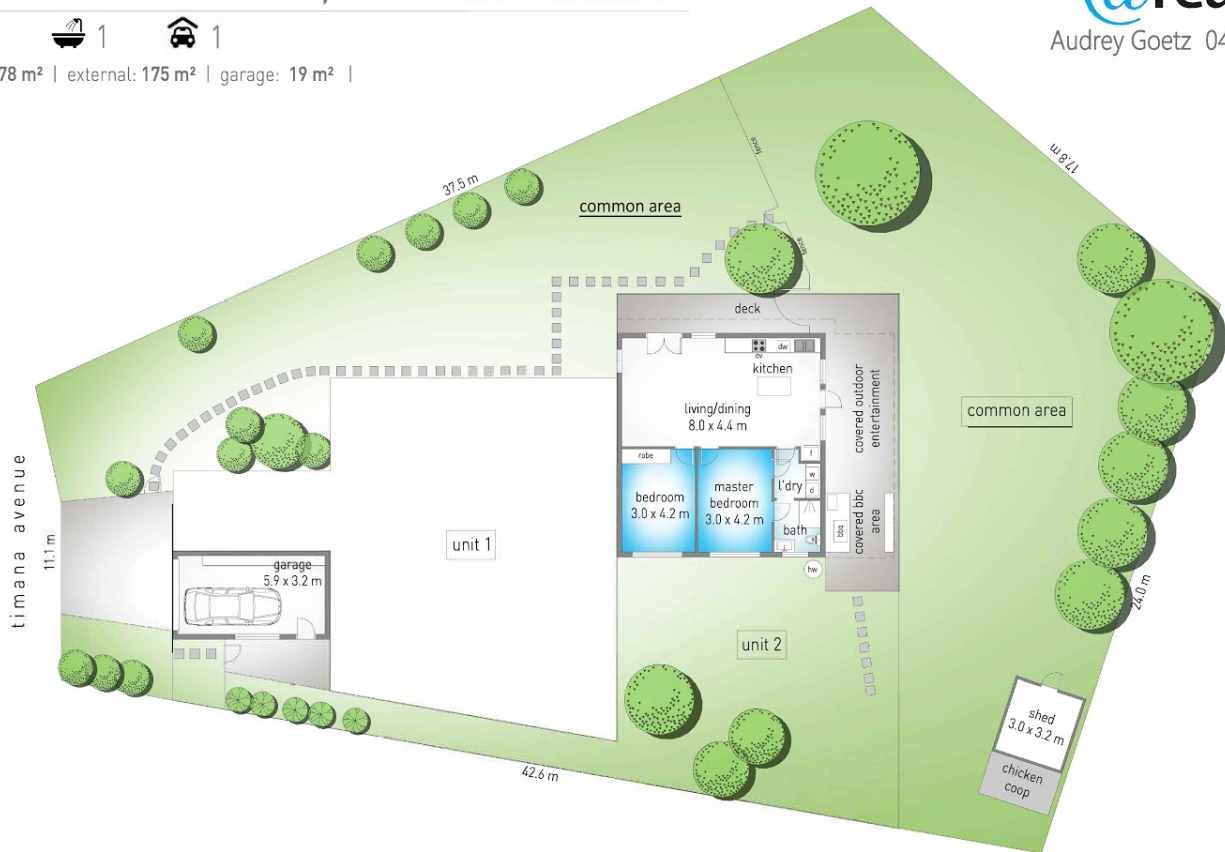
[www.atrealty.com.au](http://www.atrealty.com.au)

# 2/17 Timana Avenue, Mermaid Waters

 2  1  1

internal: 78 m<sup>2</sup> | external: 175 m<sup>2</sup> | garage: 19 m<sup>2</sup> |

  
Audrey Goetz 0412 148 078



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.



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.