



# FOR SALE

## RELAXED BEACHSIDE LIFESTYLE

Pottsville Village is a quaint coastal beach town with community minded locals. Great neighbourhood centre, sports grounds, tennis courts and bike paths. There are also medical facilities, pharmacy, coffee shops / cafes, tavern, bowls club, restaurants, IGA, general store with organic produce, butcher, and baker. Pottsville has kilometers of great beaches and the estuary, perfect for surfing, fishing, snorkeling and all types of outdoor activities. A short 30 minutes' drive north to the Gold Coast International Airport and Byron Bay to the south.

### KEY INFORMATION

- Top floor, corner position with large balcony within a boutique block of 12 units only
- Modern kitchen with stainless steel appliances and ample cupboard space
- 2 spacious bedrooms both with built-in wardrobes, master with ensuite
- 2 bathrooms; 2nd bathroom with two-way access from hallway
- Under cover balcony runs the entire length of the unit, ideal for relaxing or entertaining.
- Spacious living areas; Internal laundry; Linen/storage cupboard in hallway
- Air conditioning for year-round comfort
- Underground parking with lock-up garage
- The convenience of a bus stop on your door
- Low Body Corporate Fees; Email for a Fact Sheet
- Leased at \$360 per week until 13th July 2022

Excellent place to live for young families, retirees or first home buyers. Would be a great holiday home being central to all the local conveniences and attractions and minutes to the beach. For the investor this is an ideal opportunity to secure a property in a beach location.

If you can imagine yourself living here call Gaylia Griffiths on 0419 879 037 to arrange an inspection.

Disclaimer: We have obtained all information in this document that we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

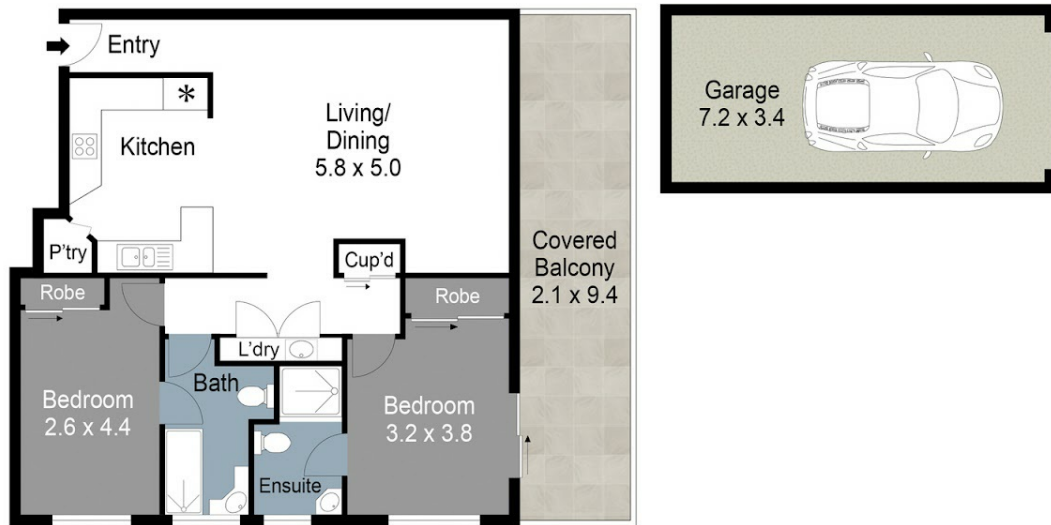
2 BED | 2 BATH | 1 CAR

PRICE:  
\$480,000 - \$510,000

OPEN FOR INSPECTION:  
N/A



**Gaylia Griffiths**  
**0419879037**  
gayliagriffiths@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



10/30 Coronation Avenue, Pottsville Beach

Internal: 83m<sup>2</sup> | External: 19m<sup>2</sup> | Garage: 24m<sup>2</sup> | Total: 126m<sup>2</sup>

While every endeavor has been made to verify the correct detail in this brochure, neither the Agent nor Seller or Contracted Illistrator accept liability for any error or omissions. Prospective buyers should make their own enquires and form their own judgement on this property.

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.