



Sync property

**SOLD**

## GROUND FLOOR WITH OCEAN VIEWS\*\*\* UNDER CONTRACT\*\*\*

This unit is located in one of the few buildings on Sims Esplanade that has open water views at ground floor level.

Mirikuro Apartments are lucky enough to have some of the most open views of the water at Sims Esplanade, Yorkeys Knob. The unit is ground floor with a small lawned area and a few trees in front. It has glorious views of the foreshore parklands and the water behind.

In need of a minor cosmetic face lift, the property offers exceptional value for its location, position and potential. At the front of the property is a small fenced private use balcony overlooking the small grassed area and the communal in ground pool with glass pool fencing. Two double sliding glass doors lead from the balcony in to the large open plan, air conditioned and partly carpeted living/dining area. The kitchen is at one end of the living area and has a large breakfast bar, plenty of deep drawers, storage cupboards and work bench for food preparation. With views out to the water; it is a great place to work in.

Down the hallway you will find the large bathroom with built in laundry facilities and the two larger bedrooms. Each bedroom has a large windows to allow in as much natural light as possible, built in robes, ceiling fan, air conditioner and is carpeted.

The property is structurally sound and just requires a cosmetic facelift. This is a great opportunity for someone that is hands on to make this their ideal home or for the astute investor to earn a great income as the property would rent for \$330 to \$350 per week.

Call the agent to book your private inspection at a time that suits you or come along to an open home inspection as advertised.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$270,000

OPEN FOR INSPECTION:  
N/A



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