



# SOLD

## OPPORTUNITY TO REDEVELOP, RENOVATE OR INVEST

Less than 100 metres to the beach you could landbank and let the rent pay off the mortgage, build your dream home, or maybe renovate and live in one of the duplexes and rent the other out or redevelop the site entirely.

Paradise Point Beachside Village is just a short stroll from Muscovey Ave. Everything is here, great little cafes, restaurants, and casual bars. The best and freshest produce, French Bakery, FoodWorks, stylish boutiques, medical center(s), and Veterinary Clinics.

These 2 identical units are on 1 title, and both tenanted until December.

Both units have an internal access single garage with room for 1 car to park off street in the driveway. A well sized lounge area leads to the dining and kitchen zones. Down the hallway is the first bedroom, the family bathroom, and then the master with an en-suite and an external access laundry area.

The garden areas are all well maintained, back yards are securely fenced and pet friendly. The Properties requires no immediate work to keep it running as a rental. The tenants would love to stay on- one has been living here for 11 years and his unit is well maintained, and next door is pretty much just as good. These duplexes work fantastic as tenanted and would be a brilliant way to own property and generate an income, parents in one maybe?

Or just follow the trend and build 2 new units and sell them for \$1.3M+ each. We believe it would be the perfect site to rebuild a stunning family home. Viewings by appointment only 24 hours' notice to Tenants. NO OPEN HOMES!

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,250,000

OPEN FOR INSPECTION:  
N/A



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

Lot size 562 sqm

Each Duplex Apartment is...  
 2 Bedrooms  
 2 Bathrooms

Living Areas : 94.7 m<sup>2</sup>  
 Garages : 19.3 m<sup>2</sup>  
 Front Patios : 7.4 m<sup>2</sup>



Donald Gibbs  
 0452 507 653

Kelli Williamson  
 0429 918 571

This plan is for illustrative purposes only and all measurements are approximate only. No responsibility is taken for any error, omission or mis-statement. Interested parties should rely on their own enquiries.

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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.