



SOLD

RARE OPPORTUNITY IN SOUGHT AFTER LOCATION

What a little gem this 3 bedroom rear duplex property is, tucked away just two streets from the beach in beautiful Shoalwater this character home offers it's new owners an enviable lifestyle. Shoalwater is a suburb in demand and for very good reason, surrounded by ocean on three sides and with kilometres of bike paths, stunning beaches and the famous Shoalwater Islands Marine Park, residents here get to enjoy a genuine holiday lifestyle all year round.

Being sold 'AS IS' this property offers the astute buyer the opportunity to create their dream home by the ocean, renovate the existing building and enjoy the laid back beach lifestyle on offer.

Perfectly positioned at the rear of this duplex pair to take advantage of potential ocean views from a double storey home. Accommodation briefly comprises;

- *Rear duplex property
- *Updated kitchen with dishwasher, plenty of storage, timber flooring
- *Updated bathroom/laundry and separate WC
- *Spacious family/lounge room with new flooring, feature fireplace
- *3 split system air conditioning units
- *Outdoor entertaining space with shade blinds
- *Double carport

This renovation would be perfect for someone to get stuck into and create something unique, it certainly has endless potential for someone with building skills and flair. Plenty of options here, subject to relevant approvals.

Properties like this are getting harder and harder to find and Shoalwater's 'Golden Triangle' is hard to beat. For all enquires please contact Lisa Drylie.

Disclaimer: This property description has been prepared for advertising and marketing purposes only. The information provided is believed to be reliable and accurate. Buyers are encouraged to make their own independent due diligence investigations / enquiries and rely on their own personal judgement regarding the information provided. @REALTY provides this information without any express or implied warranty as to its accuracy or currency.

3 BED | 1 BATH | 2 CAR

PRICE:
\$430,000

OPEN FOR INSPECTION:
N/A



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