



# FOR SALE

## HOME AND AWAY

### 43/12 LITTLE COLIN STREET, BROADWATER

Located within the Cape View Beach Resort and situated in the idyllic coastal pocket of Broadwater, this 2-bedroom, 2 bathroom villa will be perfect for your holidays down south or weekend getaways. This is an easy-care and easy-use villa, and you can simply lock-up and leave on a whim! This Villa is a proven little gem of an investment and will pay for itself as a holiday let as the proven figures over the last 3-4 years attest too. Easily run it yourself or pick a specialist holiday manager to do it for you.

The villa has use of all facilities, including swimming pool, landscaped grounds, play areas and pathway access to the beach. Positioned so close to restaurants, café's, bars, many other public facilities and on the door step of the world renown Margaret River Wine Region. This little hideaway could be just the investment you've been searching for. Includes plenty of space with large living area, sizable private patio and courtyard plus carport and an owner's storeroom for any items that you don't want used by guests.

The villa is currently self-managed and showing good returns with forward bookings. Really, this is a 'no brainer' ...your own beachside villa, central to Busselton, Margaret River and Dunsborough, without all the hassles of a usual holiday home to take care of.

Contact me today to obtain further details and arrange a private viewing (inspections by appointment only).

ROD 0418 918785

2 BED | 2 BATH | 1 CAR

PRICE:  
\$335,000

OPEN FOR INSPECTION:  
N/A



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