

SOLD

TRANQUILITY IN THE GARDENS AT CALOUNDRA

Reno & Siobhan from @realty are proud to present to the market 27/96 Beerburrum Street, Battery Hill.

This well maintained 2 bedroom low set villa in the popular 'Caloundra Gardens' complex is ideally located on the beachside of Nicklin Way.

It is within walking distance to local beaches & shops at Dicky Beach and a short drive to Currimundi Shopping Centre and all the local amenities of Caloundra!

Ideal for investors with good rental return in excess of 5% pa! It would also suit down sizers looking for a quiet low maintenance lifestyle near the beach.

Property Features

- 2 Bedrooms with built in wardrobes & fans, plus an air conditioner in one room
- Generous kitchen overlooking courtyard with plenty of cupboard space/storage
- Open plan lounge, fitted with LED lighting, air-conditioning & fan
- Combined bathroom & toilet with newly retiled shower area
- Separate laundry area
- Private rear courtyard, fully fenced with foldaway shade sail and garden shed
- Security screens throughout
- End unit providing added privacy and convenient side gate access
- 1 undercover carpark
- Pool & BBQ Area in complex
- Plenty of visitor parking
- Use of the communal hall is welcome & features a kitchen, billiard room, libraries and more!
- Pet friendly complex
- Bus stop within walking distance, shops, beach and local schools a short distance away
- Low Body Corporate Fees: \$2,354 pa

Opportunities like this don't come along often, so be quick to grab this slice of paradise on the coast.

Inspect on Saturdays or call Reno on 0413 754 638 to arrange a private inspection! It won't last long!

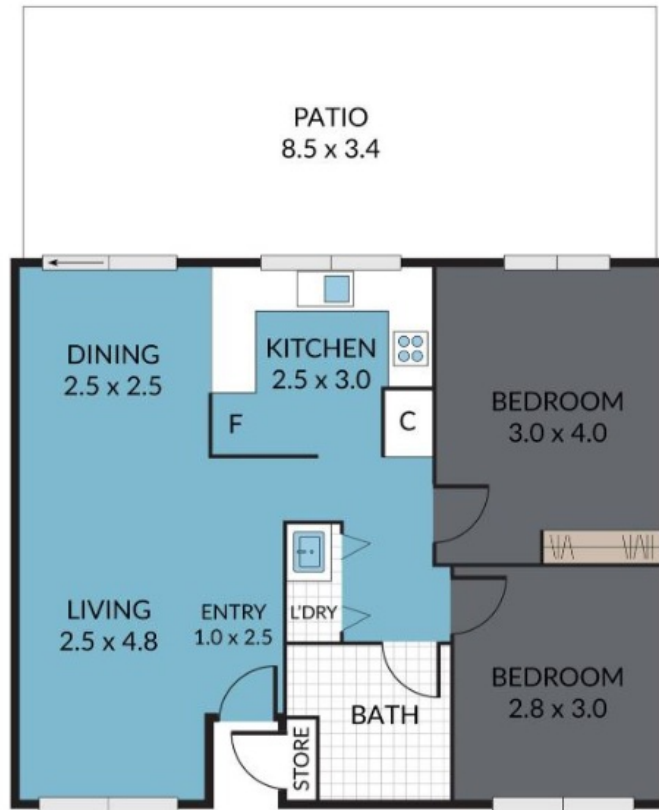
2 BED | 1 BATH | 1 CAR

PRICE:
\$410,000

OPEN FOR INSPECTION:
N/A



Reno Muscat
0413754638
reno@atrealty.com.au
www.atrealty.com.au



Caloundra Gardens
27/96 Beerburrum St Battery Hill

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee to their operability or efficiency can be given.



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.