



**SOLD**

**SOLD BY FIONA JOHNSON**

Leased and being sold furnished, buying an investment property on the Byron coast has never been so easy. Tastefully fitted out with some very cool inclusions such as ceiling mounted projector screen, low profile timber ceiling fans as well as a new soft touch awning on the balcony, all you will need to do is start collecting the rent. With good tenants on a lease until January 2024, you have the security of an immediate return of approximately \$29K per annum. Capital growth is also a real possibility because the median price of units in Ocean Shores has increased by 17% so far in 2023 (according to Pricerfinder) The growing demand for affordable rental accommodation in the Northern Rivers means that tenants will always be easy to find.

The position of the unit in the block means no visibly close neighbours and the front garden provides privacy from Rajah Rd as well as a leafy outlook from the living room. Located on the first floor of a complex of eight which is so close to all essential amenities, this entry level property features two bedrooms, kitchen with breakfast bar, open plan living and bathroom with internal laundry. The property also includes your own covered balcony plus an extra long lock up garage and secure storage room on the ground floor.

Outgoings include \$3260 for council rates and approximately \$1600 for strata fees, which includes water usage. Recent improvements include..

- \* New fly screens throughout
- \* Mains circuit board upgraded
- \* New soft-touch retractable balcony awning
- \* New interior doors, brass door levers and wall stops
- \* New fixed mirrors in each bedroom
- \* New low profile fans in bedrooms and living room with remotes
- \* New dining room pendant light
- \* New ceiling mounted projector screen and projector

Other features include...

- \* Single lock up garage plus storage room with shelving
- \* Close to Ocean Shores shopping village and championship golf course
- \* Only 1.3km to New Brighton beach and 290m walk to shops
- \* 30 mins to either Ballina and Gold Coast airports.
- \* 5 mins to M1 highway or Brunswick Heads
- \* 15 mins to Mullumbimby

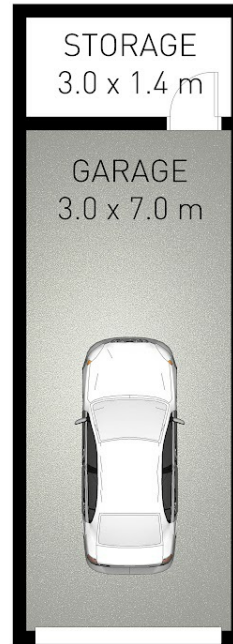
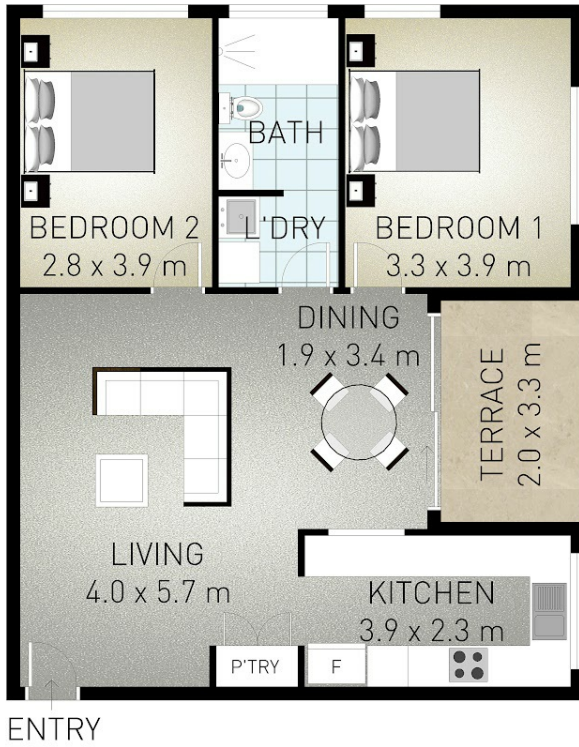
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$513,000

**OPEN FOR INSPECTION:**  
N/A



**Fiona Johnson**  
**0400418886**  
 fionajohnson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



2



1



1

Internal: 70 m<sup>2</sup> | External: 7 m<sup>2</sup> | Garage/Storage: 25 m<sup>2</sup> | Total: 102 m<sup>2</sup>

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.