



FOR SALE

STUNNING STARTER HOME OR INVESTMENT.

Rarely does an opportunity arise to acquire one of the sought-after townhouses in the "Sandcastles on Broadwater" complex, comprising just eight exclusive units situated off Bath Street.

Set within a vibrant coastal environment, this beautifully renovated property offers a welcoming and homely atmosphere, enhanced by its proximity to the Broadwater, just across the road and a wide array of cafes, restaurants, and bars. Priced competitively, it combines comfort with unparalleled convenience.

Property Features:

- * 2 spacious bedrooms, both with walk-in robes and ensuites
- * Additional powder room
- * Single remote garage with an additional car space in the underground garage
- * Open-plan dining and living area extending to a partially covered balcony
- * Air-conditioning in the living and bedrooms with ceiling fans throughout
- * Fully secured complex with excellent dedicated onsite management

Complex Amenities:

- * Resort-style pool and spa * BBQ gazebo and facilities
- * Games room * Gymnasium
- * Secure parking

With public transport at your doorstep and a central location offering a relaxed coastal lifestyle, this property provides easy access to shopping, dining, and the M1. Just a 5-minute drive from the renowned Harbour Town Shopping Centre, it's perfectly positioned for convenience and leisure.

Body corporate fees: \$111.10 approx
Council rates: \$2176.74 pa approx
Water rates: \$1428.56 pa approx
Rental Appraisal \$700/\$760p.w.

Don't miss this unique opportunity! Act now!

2 BED | 2 BATH | 2 CAR

PRICE:

Offers Over \$675,000

OPEN FOR INSPECTION:

N/A



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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.

