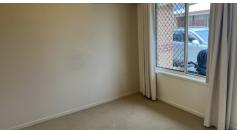
74/126 BOARD STREET **DEAGON**











FOR SALE

ONE BEDROOM UNIT - SUIT OWNER/OCCUPIER OR INVESTOR

This fully self-contained unit is located in the quiet middle section of Deagon Village. The rear courtyard of the unit is east facing and catches the morning sun . The layout design allows for the lovely sea breezes to blow through the unit. The unit is currently tenanted – contact Margaret to obtain tenancy details. It would be a great investment property with an excellent tenant already in place, or would suit an owner/occupier once it becomes vacant.

It has the following features:

- 1. Good design with living area at the front, a kitchen, and the bedroom located at the back of the unit
- 3. The bedroom is suitable for a queen sized bed . It also has a built-in double mirrored wardrobe and space for a desk or set of drawers
- 4. The combined bathroom and laundry is positioned off the bedroom with a large open shower, vanity and toilet. The laundry area is fitted with a single laundry tub, taps, and a washing machine
- 5. From the bedroom a sliding door leads out to the good sized courtyard which is part of the unit and is fenced.
- 6. The courtyard is very private and quiet and has a fold-up washing line and a small garden area and outside tap
- 7. The unit has 34 m2 internal living space, plus an additional 18 m2 courtyard, making a total of 52 m2
- 8. Extra features include security screens on all doors and windows, fan/light combinations in both the living area and the bedroom, split system air conditioner, and an instantaneous gas hot water system.

Deagon Village is a well laid-out complex, with extensive lawns and gardens with mature trees and flower beds. A walkway runs through the Village leading down to the Community Clubhouse which has a book and CD library, a TV, plus a range of other activities should you wish to take advantage of them. There is also a community vegetable garden. There is a Village Manager looking after the complex and arranging events, plus an active social group which also run events.

1 BED | 1 BATH | 0 CAR

PRICE: BEST OFFER OVER \$230,000

OPEN FOR INSPECTION: N/A



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