



**SOLD**

## 200M TO WATERFRONT PARKLAND - OPTIONS APLENTY.

Renovate - raise for water views - build-in underneath or maybe remove and rebuild altogether on a 405sqm block.

Located only 8 properties from the Woody Point waterfront, offering sandy beaches, acres of green parkland, playgrounds and picnic areas, bike paths and boat ramps - this is a sought-after location that epitomizes Peninsula Living!

The current cottage is not beyond renovation and will benefit from a make-over, has a Colorbond roof and off-street uncovered parking.

There is currently a tenant in place paying \$400/wk (market rent today closer to \$450/wk) and the property will be vacant mid-October.

- \* 2 good sized bedrooms
- \* Separate sleepout
- \* Dining alcove
- \* Plenty of kitchen cupboard space
- \* Shower over bath combo
- \* Fully fenced yard with garden shed
- \* Off-street parking

Don't delay, Woody Point property this close to the waterfront is always in demand. Call or email Mike to arrange a private inspection today.

2 BED | 1 BATH | 0 CAR

PRICE:  
\$600,000

OPEN FOR INSPECTION:  
N/A



**Mike Smithers**  
0402221163  
mikesmithers@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 20 Donald St, Woody Point

THIS FLOOR PLAN INCLUDING FURNITURE, FIXTURE MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. SIMMS AGENCY GIVE NO GAURANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURARY AND LAYOUT. PLEASE DIRECT ALL QUESTIONS REGARDING THE PROPERTY TO THE AGENT, VENDOR OR PARTY REPRESENTING THE PROPERTY

GROSS INTERNAL AREA  
FLOOR 1: 83 m<sup>2</sup>  
EXCLUDED AREAS: LAUNDRY: 4 m<sup>2</sup>, PATIO: 18 m<sup>2</sup>  
TOTAL: 83 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.