



FOR SALE

140M TO BEACHFRONT - LOCATED IN QUIET SIDE STREET

If you have been looking for the perfect beach getaway, then you have found it.

Although this is a unit, it feels like a house as it has no adjoining side units. It had a renovation approx 10 years ago - a complete makeover to a high standard. Fabulous location – just stroll 140 meters (or 6 houses) down the street and you are on Flinders Parade and the beachfront.

Entry to the unit is by your own stairway and front porch. Step inside to a feeling of lightness and space.

Features include:-

- Open plan living/dining – with full-width double glass sliding doors out to the front patio, ceiling downlights, and beautiful solid timber floorboards,
- Kitchen - white 2pac cabinetry and beige/grey bench tops, extra large tile splashbacks, plus under cabinet LED lighting, ceramic cooktop, oven, exhaust fan, plus a dishwasher.
- There are two double bedrooms – each with a built-in wardrobe and both having full width glass sliding doors out to their separate patios. The bedrooms are carpeted and have fan/lights.
- The combined bathroom/laundry is positioned between the two bedrooms. It has a large shower and vanity on one side, and the laundry bench with washing machine and dryer underneath, plus a tub. In addition there is an Elfa wall shelving system and a light/fan/heater combo.
- Separate toilet – next to bathroom. If another toilet is desired, one could be added in the laundry through the adjoining wall.
- The two patios are a wonderful part of this unit. The front one runs the full width of the unit. It faces north and is protected from the summer sun, but when winter arrives the sun pours in and warms the whole unit. You may even catch a glimpse of the ocean down the street through the tree branches. It is accessible from both the

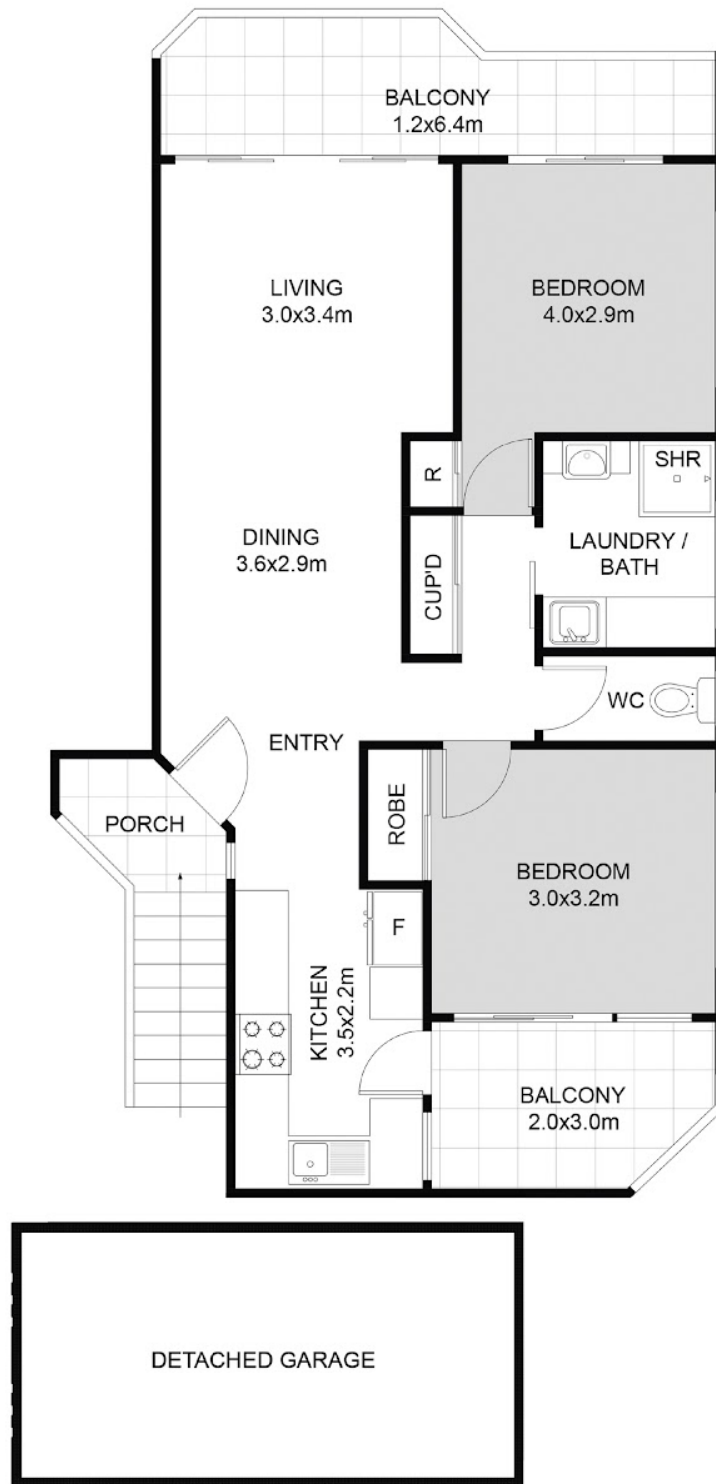
2 BED | 1 BATH | 1 CAR

PRICE:
OFFERS OVER \$750,000

OPEN FOR INSPECTION:
May 22 at 5:00pm - 6:00pm
May 23 at 10:00am - 11:00am
May 23 at 1:00pm - 2:00pm
May 24 at 10:00am - 11:00am



Margaret Edwards
0417605972
margaret.edwards@atrealty.com.au
www.atrealty.com.au



Area
Unit: 87.00 m²
Garage: 18.00 m²
Total: 105.00 m²

Margaret Edwards | 0417 605 972 | margaret.edwards@atrealty.com.au | atrealty.com.au/margaretedwards

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.