



FOR SALE

RARE OPPORTUNITY - FULL DUPLEX, NO BODY CORPORATE FEES

Here is a rare opportunity to purchase a full duplex in the highly sought after Trinity Beach, with no rear neighbours. Conveniently located within walking distance to Trinity Beach Shopping Complex, the new Woolworths development, which is under construction, Trinity Beach Primary School, sporting facilities, medical facilities and with the beach, cafes, restaurants, bars and university, all just minutes away. There is also a bus stop very close by if required. This property would suit the astute investor with both sides currently rented to great tenants, or to the dual family looking for a little space in between.

A brief overview of the property is -:

- . 5 bedrooms, 2 bathrooms, 2 car spaces and study/rumpus
- . Unit 1 has 2 air-conditioned bedrooms, air-conditioned living and lock-up garage
- . Unit 2 has 3 bedrooms, 2 air-conditioned, air-conditioned living and a large rumpus room or study
- . Unit 2 has a large undercover patio that overlooks a large park at the rear
- . Each unit has separate yards
- . Easy maintenance solid masonry block construction

This is a fantastic opportunity to purchase a ready-made income producing asset with income flowing in upon settlement, or perhaps have room for 2 families living together but separately. This one won't last long so call the agent for further details today!!

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

5 BED | 2 BATH | 2 CAR

PRICE:

Offers over \$899,000

OPEN FOR INSPECTION:

N/A



Scott Frazer

0408774617

scott.frazer@atrealty.com.au

www.atrealty.com.au