



FOR SALE

PIONEER RIVER, OCEAN AND ISLAND VIEWS, LIGHT AND BREEZY

If you're looking for an ideal Investment, perfect retirement home or even your first home, this new to the market, 2 bedroom, 2 bathroom, fully self contained apartment could be just what you are looking for. With stunning views over the Pioneer River (Bluest river in Australia - voted by Trip Advisor) and all the way out to Hay Point and the ocean and islands beyond, this gorgeous home is simply the best place to lay your hat at the end of the day. Being a corner, east facing unit, you do not get the hot afternoon sun and the cross flow ventilation offers cool, breezy days all year round. This particular unit has no other high rise apartments looking in at it so is a bit more private. Sunrises and Sunsets and the chime of the church bells all contribute to the lovely, serene ambience of the home. The main bedroom is very spacious with water views, ensuite with generous, walk in shower, tv, carpet and built in robes. The second bedroom also has lovely views over the city, built in robes and direct access to the second bathroom also with a good size walk in shower. Open plan living, fully equipped kitchen with dishwasher, ample cupboard space, outdoor entertaining and split system airconditioning throughout. Unique to the "Riviera" is the roof top location with BBQ, Tv, Fridge, Table and chairs, lounges, bathroom and games/books etc with 180 degree views - absolutely perfect for catching up with family and friends. There is secure undercover parking for your vehicle and an elevator along with professional, onsite managers. Please note: This is a non-smoking complex. Only 11 years young and located in the heart of the city so wining, dining, shopping and medical are all within a very short walk to the property. Currently returning \$700 per week until 2nd January 2027. Excellent Body Corporate Committee with some members living on site. Estimated Rental Return \$700 to \$750 p/w
Rates: \$2023.20 per half year
Water: \$94.70 per half year
Body Corp Fees: \$1,994.50 per quarter.
Please note: As the property is currently holiday let, previous photos have been used.

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

2 BED | 2 BATH | 1 CAR

PRICE:
SOLD BY JODIE COWIN

OPEN FOR INSPECTION:
N/A



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