



**SOLD**

## LIVE IN OR SUPERB INVESTMENT - BUILDER SAYS SELL

The Builder says, Liquidate the last 3 Bedroom Villa. This Villa has easy side access to store the Boat or Caravan, Plus a large plumbed-in tank and Under Roof Entertainment area, complete with a low maintenance garden and lawn area.

Located in a small complex Near New Private 3 Bedroom VILLA CLOSE TO THE BEACH in Beachmere

Live in or Rent out (currently \$310 per week).

It's all done for you...Tenant in place till June... Tenant Wants to Stay.

Great investment opportunity or SMSF.

Current Rent \$310.00 per week

Body corp fees \$413.02/ quarter

Rates \$384.30/ quarter

This 3-bedroom double garage villa is neatly presented and could be the perfect getaway or long term investment for you. It is located on a quiet street, close to the bay and in a small complex of only seven villas. This home is totally private.

Under roof entertainment area off the family room is a great spot to admire the garden and side courtyard/bbq area where you could drink your morning coffee while watching the sunrise or unwind after a hard day's work.

As you walk through the front door, you enter a spacious foyer and hallway.

There are two bedrooms with built-ins are located at the front of the villa along with the full bathroom (separate shower and bath) and a separate toilet. The large kitchen is located in the centre of the house, with extra large stone bench tops, looking out to the lounge room and outdoor area.

The ensuite with stone bench top features a massive shower space

The villa there are many attractive features which include the following:

**3 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$335,000

**OPEN FOR INSPECTION:**  
N/A



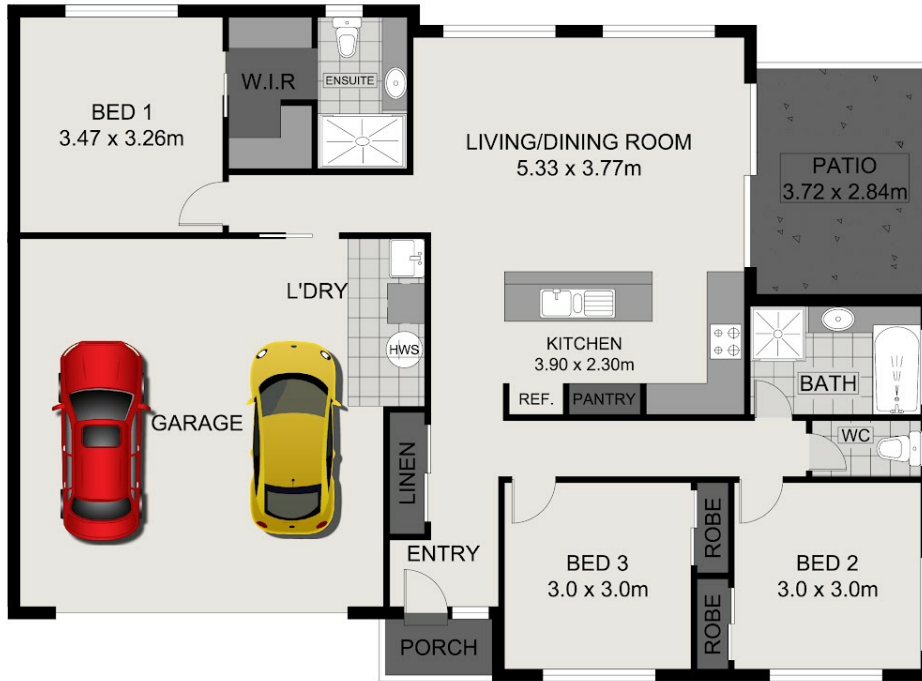
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# Unit 2/12 Second Avenue, Beachmere



INT : 103.84sqm  
EXT : 12.40sqm  
GARAGE : 36.46sqm

This plan is for marketing and illustrative purposes only and interested persons should rely on their own enquiries. Information contained is gathered from sources we believe to be reliable, however accuracy cannot be guaranteed. Dimensions are approximate and plan is not shown to scale.

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.