



2, 86 Keith Royal Drive, Marcoola



Beach Beauty

Just five minutes walk from the beach and positioned perfectly to catch winter sun and summer breezes. This refurbished two bedroom unit offers a lifestyle that is hard to match. Connecting open living area and huge north facing covered deck is just the start. The way this triplex is built means the grounds at this end of the complex are meant for the sole use of unit 2, therefore providing space, privacy and a large garden you can call your own.

- 2 bedrooms, 1 bathroom, open plan and large deck area
- Cedar bi-fold doors connect indoor and outdoor living
- Updated kitchen and bathroom, built in wardrobes
- Separate single garage, storage and laundry downstairs
- End unit in a very small complex of just three (triplex)
- North facing first floor ideal for natural light & breezes
- Easy walk to beach, shopping, transport & entertainment
- In great condition with scope to value add later on
- Self managed body corporate means low overheads
- Building insurance already paid right up until May 2017
- Quality tenant already in place at \$300p/week
- This is the walk to the beach lifestyle you can afford

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Price	SOLD
Property Type	Residential
Property ID	2458
Floor Area	120.77 m2

Agent Details

Tony Brown - 0411074022

Office Details

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Only three units in the complex and lots of space around the building and a feeling of house like freedom. Downstairs the garage offers good storage, and there is a second paved alfresco area that opens out to established lawn and garden. Another important feature is the convenience of this location with just a 300m walk to the beach and even closer to local shops, restaurants and transport. Whether you are looking for a comfortable home or a sturdy beachside investment with a bright future, this property will not disappoint.

Investment information:

Current permanent rental return: \$300p/week

Council rates & water Charges: Approx. \$2900/year

Self managed Body Corporate (building Insurance cost only): \$700/year

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