

Sold



1, 5 Amanda Ave, Marcoola



## Get to the beach sooner

A duplex is a great step into the market and means you can afford to start living your seaside existence sooner than you think. Positioned just a few homes back from the beach/shops access laneway means 5 minutes walk puts you on the sand, in a coffee shop or at a restaurant. Public transport is just as close, and cul-de-sac position means very few passing cars, peace and privacy.

- 2 bedrooms/1 bathroom. Open living area and fenced front+rear courtyard
- Paved and grass garden offers room for a pet or family to play
- Options to add a covered outdoor area and still retain a good size yard
- Original kitchen/bath still fully serviceable. Built in wardrobes to both bedrooms
- Roof recently renewed (over entire complex). Garage perfect for bulky storage
- 300m to the surf beach, transport and a selection of local shops and services
- Quiet no-through-road. Long term permanent neighbours and sense of community
- Self managed body corporate means building insurance is the only shared cost
- Plenty of scope to modernise and add value, or simply move in and enjoy
- Almost house like privacy with less maintenance headaches and more freedom

Some of the property's fit out is still original, representing an opportunity to update and add instant value. Bigger jobs (like the new roof) have already been done which means you can buy with confidence. Being one of only two units in the complex

2 1 1 272 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2638
<b>Land Area</b>	272 m2
<b>Floor Area</b>	92.90 m2

### Agent Details

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keeps shared bills low as well as a providing more control to each owner over their own property. This walk to beach precinct already has lots to offer from a lifestyle perspective with even more improvement still in the pipeline in the form of local and state government projects. Lock something great into your future now.

Investment information:

Current permanent rental return: \$315/w

Council rates & water Charges: Approx. \$2950/year

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