

Sold



36 Lorraine Ave, Marcoola



## Beachside sanctuary

Behind the fence is a private seaside setting that has to be seen to be fully appreciated. Hard work in recent years has seen the original 1970's beach pad transformed into property offering the modern conveniences of today blended perfectly with all the cool stuff of yesteryear. Dressed timber highlights indoors and out fit perfectly with the coastal vibe. Split level design and a mixture of finishes fit the retro restyling to a tee. With room for everyone and a 5 minute walk to the patrolled surf, this home has all bases covered.

- 4 bedrooms, 2 bathrooms, large open living area and in-ground pool
- Extensive updates in recent years including kitchen and bathrooms
- Tiled lounge/dining connects to pool area via sliding glass doors
- Split level design adds character and a sense of space/natural light
- Good size rooms with built in wardrobes and ceiling fans
- Air-conditioning to oversized open living area and study nook
- Generous ensuite and walk in robe off the main bedroom
- Commercial grade appliances to kitchen, lots of storage/bench space
- Good size pool, fenced grass yard and established landscaping
- Large windows and sliding doors bring the garden view into the home
- 721sqm block. Off street parking, side access, space for a future garage
- Unique location with dune and conservation reserve surrounding the suburb

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2669
<b>Land Area</b>	721 m2
<b>Floor Area</b>	204 m2

### Agent Details

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Another stand out feature is the land itself. At 721sqm it's one of the largest blocks in the area. High fences provide privacy and security. There's also off street parking for two vehicles, as well as side access for a boat or caravan. Concreting has been laid for a future pergola by the pool and there's room to build a carport or double garage. 250m walk to the esplanade, licensed surf club and buzzing café scene means everything within easy reach. A stand out home in one of the coasts last true beachside villages. Come see for yourself.

Investment information:

Estimated Permanent Rental Return: \$580/week

Rates & water charges: Approx. \$3150/year

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