

That's an error.

That's all we know.



















Unit 1, 53 Wavell Ave, Golden Beach



## UNDER CONTRACT

A great opportunity to purchase a fully renovated two-bedroom duplex in a quiet street in the high demand suburb of Golden Beach has just become available. The home is well positioned within walking distance to the calm waters of the Pumicestone Passage, picnic and barbeque areas, children's playgrounds and walking paths that line the foreshore.

The home is of a generous size and has been beautifully renovated to a high standard and will be sure to please all who inspect.

The kitchen is well placed adjacent to your outdoor area – great when entertaining! Ultra-modern fittings and fixtures with Caesarstone bench tops, plenty of storage and a breakfast bar.

The living and dining area are of a general open plan, spacious and air-conditioned for your year-round comfort.

Featuring two good sized bedrooms that are light and bright and both with ceiling fans. The master bedroom has a walk-in robe, air-conditioning and a lush ensuite. Bedroom two has a built-in robe and direct access to the large designer bathroom with free-standing bath.

Entertaining will be a breeze with the large timber deck privately positioned at the rear of the property the perfect spot for relaxing on Sunday afternoons with family and friends.

Behind a high fence at the side a concrete pad has plenty of room for cars, a boat or a van to be stored securely.

Duplex properties in this popular seaside suburb at the Southern end of the Sunshine Coast are always sought after especially one renovated and within walking distance to the beach!

Rental demand in the area is very high and there are good tenants currently in place (lease ending early January 2023) making it ideal for the investor with down time.

Other buyer types such as the first home buyer or downsizer may wish to secure this opportunity now, collect the rent until the lease is up and move in at a later date.

No Body Corporate Fee's, just a shared insurance on the building makes owning this duplex even more attractive!

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**Price** SOLD for \$760,000  
**Property Type** Residential  
**Property ID** 5087

### AGENT DETAILS

Steve Venn - 0418 288 325

### OFFICE DETAILS

Golden Beach  
SHOP 2 50 Landsborough Pde  
Golden Beach, QLD, 4551 Australia  
0418 288 325



Walk or cycle to the Golden Beach Shopping Village for your morning coffee fix at the one of the many speciality cafes.

The CBD of Caloundra, Stockland Shopping Centre and Medical Centres are all only a short drive away. We expect interest to be high - don't delay your enquiry, call me today on 0418 288 325.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*