

# 1/318 Esplanade, Scarness, Qld 4655

**PRIME**AGENTS

## Unit For Sale

Wednesday, 6 December 2023

1/318 Esplanade, Scarness, Qld 4655

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 86 m2**

**Type: Unit**



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## Offers over \$475,000 considered

Located at Unit 1/318 Esplanade, Scarness, this property is a rare gem on the market. Positioned on the Esplanade just across the road from the beach, it offers a unique coastal living experience. The unit boasts a fully tiled ground floor, featuring a generously sized kitchen with abundant bench space, ample cupboards, and a convenient gas cooktop – a haven for the household's master chef. Downstairs, you'll find a separate laundry and toilet, complemented by beautiful timber beams and a wide timber staircase leading to the upper level. Upstairs reveals two spacious bedrooms and a large renovated bathroom complete with double basins. The main bedroom, with its north-facing windows, invites refreshing ocean breezes to flow through the unit. The large master bedroom includes a walk-in robe and a captivating balcony where you can sit and gaze at the ocean – a testament to the property's proximity to the beach. Convenience is further enhanced by off-street parking plus carport and an outdoor shower, ideal for rinsing off beach sand. Whether you're seeking a year-round residence, a perfect holiday escape for the family, considering AirBnB opportunities, or exploring a long-term rental investment, this property presents an enticing and versatile prospect.

Lower Level: • Fully tiled • Generous kitchen with ample bench and cupboard space • Separate laundry and toilet • Wide timber staircase to upper level

Upper Level: • Two spacious bedrooms • Main bedroom with walk-in robe and private balcony • Large renovated bathroom with double basins

Extras: • Carport plus off-street parking • Outdoor shower • Convenient Esplanade location close to restaurants and cafes