

1/33 Montgomery Crescent, Golden Beach, Qld 4551 **RayWhite**

## Sold House

Thursday, 5 October 2023

1/33 Montgomery Crescent, Golden Beach, Qld 4551

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 144 m2

Type: House



David Radcliffe

0411615949

**\$695,000**

Tightly held is this huge 143m<sup>2</sup>, 2 bedroom duplex located so close to the sparkling waters of the Pumicestone Passage and in a super quiet street with great neighbours. The property is even more enticing with no Body Corporate fees as the owners self manage and split system air conditioning for year round comfort. The duplex features 2 good sized bedrooms, 1 bathroom and separate dining/living areas with a central kitchen hub. Combine this with a generous rear yard which is fenced on 3 sides and boasts a 3m x 3m garden shed for storage, who could want for more. The Golden Beach shopping hub is a short stroll away as is the coastal walkway that runs from Moffat Beach to Bells Creek Boat ramp for the active minded or dog lovers. Features include:

- 2 Large bedrooms both with BIR - master with air conditioning and ceiling fans
- Light and airy kitchen with plenty of bench space
- Good sized lounge area with split system air con and ceiling fan
- Separate dining area off the kitchen
- Single bathroom featuring lots of natural light
- Single lock up garage with extra width for storage
- Large 305m<sup>2</sup> block with fencing on 3 sides
- 3m x 3m Garden Shed on concrete slab
- Full fire separation was installed in 2018 between the 2 duplex's
- Currently tenanted until 16th of May 2024 - current weekly rent \$440
- Tenants keen to stay on

This one is not going to last long. Only after inspecting this property will you truly appreciate this amazing value this duplex offers. Call David Radcliffe now on 0411 615 949 to arrange your tour!