

**1/52 Madang Street, Trinity Beach, QLD, 4879**

**Sold Unit**

Sunday, 16 April 2023

1/52 Madang Street, Trinity Beach, QLD, 4879

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Diane Bergey  
0404654345

## QUINTESSENTIAL BEACH BUNGALOW!

Situated in highly desired Trinity Beach, live the beach lifestyle you crave in this private half Duplex. Freshly painted inside and out, this spacious, airconditioned and tiled bungalow flows from the entrance through the fully fenced, easy care, 390m<sup>2</sup> tropical yard. Step into the entry and enjoy the open plan, combining lounge and dining, the kitchen is semi separate from the dining, with a cute front garden view, lots of counterspace and storage, including pantry.

The master bedroom is generous in size, with a/c and is built/in, the second bedroom is also sizeable, has private entry and both are freshly carpeted. Bedroom 3 is tiled, perfect for a single or use it as your office and features a wonderful view of the tropical back yard and spa pool. The bathroom is resealed, has a new vanity and is separate to the toilet. The living space is more than doubled, with the massive, outdoor entertainment area. Separate your area anyway you wish, as there is an abundance of space to do just that, and sink into your very own plunge spa pool.

There are no Body Corporate fees, just a half share of the insurance of just under \$2,000pa, and rates are approx. \$2,800pa. Rental expected @ \$500 to \$540/week.

There is not a whip of mowing to be found and the tropical living here, is enhanced by the lovely trees, including mango and a few palms. Extra features- Huge internal laundry, linen closet, automatic garage, garden shed. With plenty to offer already, there is still room to make your mark and increase value.

A stroll to Trinity Beach State School, minutes to the beachfront, shops, parks, restaurants and the Bowls Club.

Call Diane Bergey now on 0404 654 345, for your private inspection!