

10/256 Cosy Corner Road, Kronkup, WA 6330



Unit For Sale

Monday, 22 January 2024

10/256 Cosy Corner Road, Kronkup, WA 6330

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 345 m2

Type: Unit



Lee Stonell

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\$299,000

Cosy Corner is one of the region's favourite coastal holiday destinations. Near the fringe of West Cape Howe National Park, it has safe bathing beaches, excellent fishing and surfing spots and numerous other tourist attractions close by. A few minutes' walk from the shore, this holiday villa is part of the attractive Cosy Corner Cottages complex offering quality short-term accommodation. It provides an opportunity for an investor to purchase the property and benefit from a great income as well as using it for their own holidays for up to three months a year. Typically booked out during the school holidays and long weekends, the villa is currently enjoying a terrific record of occupancy and producing excellent investment returns of approximately \$50,000 per annum (gross). Completely self contained (with the exception of linen), the stylish brick and Colorbond villa is freestanding and has a carport under the main roof and an undercover deck area at the rear for relaxation. Inside, the villa is fully furnished and has modern appliances, and all the crockery, cutlery and bedding are supplied for immediate use. The large, sun-filled open plan kitchen, dining and living area enjoys extra high ceilings with lots of windows to make the most of the natural light and views over the surrounding coastal bushland. A centrally positioned wood fire that keeps the unit toasty warm on even the chilliest of evenings. The kitchen is full size and includes everything you would expect when staying in a home away from home, such as a full size fridge with freezer, 4 burner gas cooktop, under bench oven, double sink, breakfast bar, pantry, microwave, kettle and toaster. Situated on one side of the open plan area and with sliding door access to the outdoor deck area, the master bedroom is generously sized, carpeted and comes with built in robes. It has a private spacious ensuite that includes a shower, corner spa bath to soak away your worries in, vanity and separate toilet. The second bedroom is located on the other side of the living area and is double sized, carpeted and has built in robes. There is a second bathroom in this wing that features a shower and vanity and the second toilet is separate. There is even a full sized laundry found near the rear entrance to the villa, complete with washing machine, clothes dryer, trough and storage cupboard. The unit is well maintained and a management service is available to take care of all bookings and housekeeping. On-site recreation facilities include a tennis court and a games room with table tennis and a pool table, while the diversity of attractions outside the complex makes this a prime spot for exploring this stretch of the south coast. There's hang gliding at nearby Shelley Beach, wineries, bush walks, the local Cosy Corner café and store for supplies, meals and bicycle hire, and a variety of galleries and workshops. While this special retreat enjoys tranquility and privacy, the complex is easily accessible – Albany is 20 minutes by road and Denmark is 30 minutes. Selling well below replacement cost, please contact Lee Stonell on 0409 684 653 or lee@merrifield.com.au to arrange an inspection of this fantastic investment opportunity today.

What you need to know:

- Investment opportunity
- Zoned for short-term holiday accommodation
- Good occupancy record and excellent investment returns
- In immaculate complex close to beach
- Owner may occupy for up to three months a year
- Brick and Colorbond construction
- Fully furnished, linen, crockery and all appliances included
- Open plan living, dining and kitchen
- Rear undercover patio with outdoor setting
- Queen-sized main bedroom with BIR, ensuite with spa bath
- Twin-bedded room with BIR
- Bathroom with shower, vanity and separate toilet
- Full size laundry with washing machine and clothes dryer
- Carport under the main roof
- Shared recreation facilities – tennis, table tennis, pool
- Meters from the local café and store selling food, beverages, including alcohol, and local goods
- Near national park and numerous tourist attractions
- 20 minutes to Albany, 30 minutes to Denmark
- City of Albany Rates \$1,376.19 per annum
- Strata Levies \$3,295.12 per annum