

17/70 Marina Boulevard, Ocean Reef, WA 6027



Sold Unit

Thursday, 24 August 2023

17/70 Marina Boulevard, Ocean Reef, WA 6027

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

\$375,000

This spacious ground floor Unit is beautifully maintained with good natural light and airflow. A nice, homely feel throughout with its earthy decor. Outdoor sitting area is special overlooking the garden and pool, with hedges for privacy. Currently Tenanted with a long term tenant who would love to stay on, if possible, lease expires end of the October. THE UNIT located at the "Ocean Reef Country Club Over 55's" Layout is just like a small home with rooms all good size Entrance hall with security screen front door when front door is open it allows for wonderful air flow from the large sliding door at the rear of the Unit. Front Room (2 Bedroom) - with double solid doors can be a guest bedroom / sitting room / or dining room Open Plan Lounge / Meals / Kitchen is spacious and has a new Reverse cycle split system air-conditioner Kitchen with large bench top, recess for dishwasher if required, double sinks, lovely corner window with great outlook, 2 door oven and grill, 4 burner gas cook top, range hood and large fridge recess Bedroom with mirrored double doors built in robe, sliding door with security screen door to outside courtyard Bathroom with separate toilet, has vanity, shower and bath Laundry is a hotel style with 4 closed off doors, neat and tidy Hard wired smoke detector and RCD's are installed OUTSIDE Good size courtyard from Bedroom and stretches along to the outside entertaining area overlooking nice gardens access from the Lounge. Lock up Garage is deep, room for a single car and storage Unit 95sqm Outside courtyards 22sqm Garage 20sqm Total area 137sqm STRATA LEVIES \$724.15 per quarter