

**2/1 Beach Avenue, Tannum Sands, Qld 4680**



**Unit For Sale**

Monday, 10 June 2024

2/1 Beach Avenue, Tannum Sands, Qld 4680

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 166 m2**

**Type: Unit**



Linda Bailey  
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## OFFERS OVER \$580,000

LISTEN TO THE SOUND OF THE WAVES, SMELL THE SALT AIR, GO FISHING EVERYDAY! This immaculate 2 bedroom unit has outstanding ocean views, and so close to the beach that you can hear the sound of the waves, and enjoy the fresh ocean breeze! The unit is a spacious open plan design, and the kitchen has stone bench tops, dishwasher, double sink, pantry, built-in wine rack, plus water views from the kitchen. The living and dining area is tiled with glass sliding doors which lead out to the front balcony offering mesmerising views - just stunning, and what a lovely area to just sit back, and enjoy life!! It's currently tenanted so if you are looking for an investment opportunity, then this would have to be a very inviting option, because the unit is kept in pristine condition by the tenant, and that's exactly what you'd want when purchasing an investment property. The Master bedroom is a king size room which also has water views, a spacious ensuite, and a walk-through robe, while the other bedroom is also a good size room with built-in robes, and the main bathroom is nearby. There is a separate laundry, a built-in study nook, plus a large outdoor back patio which is another outdoor area that you can furnish, and again just sit, back, relax and enjoy the serenity that this unit has to offer! Other features include crimsafe security screens, air conditioning throughout, secure lockup single car parking with a separate storage area. This is more like a home than a unit with the two outdoor entertaining areas, just across from the Tannum Sands beach, a short walk to the local shops and the Shopping Centre. If you enjoy fishing, then you won't be disappointed, because you cannot beat the beautiful Boyne River!! Imagine living here, it's magical and you can go for early morning walks along the beach or sunset strolls..... There are only 6 units in the complex and the gardens are manicured to perfection so don't delay because these opportunities don't come along very often, and this is excellent value for money!