

**2/124 Swadling Street, Toowoon Bay, NSW 2261**



**Sold Apartment**

Thursday, 11 April 2024

2/124 Swadling Street, Toowoon Bay, NSW 2261

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$795,000**

• Availability to buy separately or in line. Meticulously renovated block of 2 apartments & 3rd newly built family size home to the rear offers a choice of price ranges & features to fit in with anyone looking to get into this gorgeous location right opposite access to North Shelly Beach & a short level walk to Toowoona Bay. • Lot 1 \$665,000 2 bedrooms, ground floor in original internal condition with huge private wrap around grassed courtyard big enough to fit a pool & garden area, front enclosed porch area & rear undercover courtyard. Internal access to lock up garage/workshop. Well maintained with scope for easy internal modernisation and value add opportunities. Total 219m<sup>2</sup> (98m<sup>2</sup> internal + 84m<sup>2</sup> Courtyard + 20m<sup>2</sup> Front Porch + 17m<sup>2</sup> Rear Porch) • Lot 2 - \$795,000 3 bedrooms, upstairs apartment with huge undercover front balcony. additional rear balcony, spacious open living, separate lock up garage with access to private storage/garden area. Completely renovated throughout with high end finish, fully ducted air conditioning. All bedrooms have built ins, full size internal laundry. The perfect low maintenance modern weekender or stylish beach home. Not a single thing to do. Total 177m<sup>2</sup> (96m<sup>2</sup> internal + 24m<sup>2</sup> Front balcony + 16m<sup>2</sup> rear balcony + 7m<sup>2</sup> Entry + 16m<sup>2</sup> Courtyard + 18m<sup>2</sup> Garage) • Lot 3 - \$1,495,000 Completely freestanding, private luxury family sized home with 2 living areas, large open plan living overlooks the outdoor undercover entertaining within private fully enclosed, low maintenance & landscaped lot, additional upstairs covered terrace off the 2nd living area & 3rd bedroom, double attached garaging with internal access, downstairs main bedroom with ensuite & WIR, internal laundry & powder room. Upstairs offers additional 2 bedrooms with built ins & stylish main bathroom. Presented as new. Secure gated access & loads of off street parking for the van or boat. Total 272m<sup>2</sup> (121m<sup>2</sup> downstairs internal + 60m<sup>2</sup> internal upstairs + 22m<sup>2</sup> upstairs porch + 3m<sup>2</sup> entry + 16m<sup>2</sup> Downstairs porch + 50m<sup>2</sup> Courtyard) • In Line Sale - \$2,695,000 for all 3 Multiple dwellings currently on 2 strata titles with strata plan currently in council for final registration of the 3rd lot... This is the perfect property for the larger family with versatile living options, retirees looking for a quality home base plus a generous return, investors that would appreciate the healthy income or anyone that could speculate to complete the subdivision, sell off separately, retain or set up as family compound with family ownerships. Listed at \$2,695,000 for all 3 • Outstanding leasing opportunities with lot 2 currently returning \$650pw, lot 3 at \$750pw all on expired leases. Lot 1 previously rented for \$350pw & now vacant. Combined previous total return of \$1,750pw with easy scope to improve income to market rents. • 766m<sup>2</sup> full lot size with Residential R1 zoning boasts a wide 22m frontage • Located literally across the road from access to North Shelly Beach where you could be walking the dog or getting ready for a swim or surf within 400m from your front door, a leisurely completely level stroll to Toowoona Bay Beach, local shops, café's & restaurants whilst a short walk to Shelly Beach & Golf Club. • This is a buying opportunity you do not want to miss. Larger families for the whole lot or individually all with their own features & benefits in each price range. Vendor offering at discounted price for all 3 or for sale separately as above. (E&OE) Please note that all information, herein is gathered from sources we, McLachlan Partners believe to be reliable. Computer images, photos, plans, drawings, maps etc are indicative only. McLachlan Partners cannot guarantee its accuracy and any interested person/s should rely on their own enquiries.