

2060/36 Browning Boulevard, Battery Hill, Qld 4551

AMBER WERCHON

Sold Unit

Tuesday, 20 February 2024

2060/36 Browning Boulevard, Battery Hill, Qld 4551

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Contact agent

Amber Werchon Property presents to the market, 2060/36 Browning Boulevard, Battery Hill: this light-filled dual-key apartment in the 'Caloundra Central' complex offers resort-style living within walking distance to beaches, parks, and shopping – as well as the potential to generate two separate income streams. An inspired design that facilitates versatility rarely found in these types of apartments; it comprises entry foyer, two bedrooms, two bathrooms, central kitchen, open plan living flowing to east facing covered balcony with delightful views across resort pools and gardens, compact laundry and lift access between carpark and foyer. Split system air-conditioning, ceiling fan on balcony, carpet in bedrooms, stainless steel appliances, shower over bath in main bathroom and positioned within the complex well away from traffic/road noise. The configuration allows the apartment to be split into a one bedroom and studio – meaning you can live in one and generate a passive income from the other, rent out both, or utilise it in its entirety as one. Currently the one-bedroom side is rented at \$410 per week until March 11, 2024; with the studio in the holiday letting pool. There is secure car parking for one vehicle onsite as well as visitor parking, and resort facilities including lap pool, lagoon pool, spa, BBQ pavilions, and landscaped gardens. Onsite managers take excellent care of the complex and are very respectful of the privacy of residents and guests. With quick easy access to the Nicklin Way connecting you north and south, a 15 minute flat walk to the beach, a 5-minute drive to Caloundra CBD with its major amenities, 28 minutes to Sunshine Coast Airport and 65 minutes to Brisbane Domestic and International Airport – convenience is just another benefit of note. Investor owner of over 10+ years is a highly motivated seller; buyers in the market for a holiday home/investment, low maintenance sea-change that's easy to lock and leave when travelling, or even beach-loving entry level buyers – should act with haste. This is not your everyday apartment, the flexible options truly value-add in terms of today, tomorrow, and the future. Papin Property Pty Ltd and Du Preez Family Pty Ltd working in conjunction with Amber Werchon Property.