

**3/42 Yates St 'Canopy', Nelly Bay, Qld 4819**



**Sold Unit**

Friday, 3 May 2024

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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Unit**



Alex Strens

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**\$360,000**

'Canopy' villas are very tightly held so this is a rare opportunity to buy in to this boutique complex of 13 villas set around a resort-style pool. Low body corp fees are one of the big benefits of this complex - approx \$4550 p.a. and with council rates approx \$3470 p.a. including water, the annual outgoings are very low in comparison to many other units. The property is ideally located just a short stroll to Nelly Bay beach and shops with buses dropping off at the end of the driveway direct from each ferry. Offered fully furnished with quality furniture and pull-out lounge beds, you can move straight in or let out, the choice is yours. This unit would make an ideal weekender, winter escape, first home or could be let long-term at approx \$360 per week for a steady income. The unit has a lovely covered deck overlooking the gardens and pool which has been enclosed with Crimsafe screens making another room, adding privacy and security yet still feeling like an open deck. Sliding doors from the deck bring you into the open-plan living area with a double height A-frame ceiling providing a spacious feel. The kitchen is fully equipped with electric cooktop, oven and dishwasher and the dining area fits nicely between the lounge and kitchen. The bathroom has a shower over the bath, vanity, linen closet and separate toilet and laundry. A cupboard under the stairs is perfect for locking up personal belongings if you choose to holiday let when you are not there. Upstairs, there is a spacious air-conditioned mezzanine master bedroom with polished wood floors, wardrobe and surrounded by louvre windows making it lovely and cool all year round. Contact Alex to arrange a private inspection by appointment. Property Code: 1528