

**36 Beach Street, Vincentia, NSW 2540**



**House For Sale**

Thursday, 9 November 2023

36 Beach Street, Vincentia, NSW 2540

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



Cindy McGillivray

## Guide \$1,390,000 - \$1,520,000

Whether you're an experienced investor looking to expand your portfolio or someone new to the world of real estate investing, this property has a lot to offer. "This freshly renovated fully furnished investment property is located at 36 Beach St Vincentia and is in a prime location for potential holiday rental income. It offers 3 bedrooms, providing ample space for tenants. The property sits on a 601m<sup>2</sup> lot and has been meticulously maintained, making it a turnkey investment opportunity."The open plan living design complete with a reverse cycle air conditioner and expansive windows provides plenty of natural light throughout. Complimented by sliding doors that lead out onto the patio, a contemporary kitchen with electric cooking and a dishwasher.The home boasts 3 queen sized bedrooms with built in robes, ceiling fans and large light filled windows. An internal laundry with a second toilet. This home is completed with an expansive modern bathroom with a rain head shower with a tiled laundry. To the front you will find twin car accommodation, external storage and a private courtyard to the rear.The block is level and you will find an easy walk to Collingwood Beach , Orions Beach, Nelsons Beach and the stunning Plantation Point. This is one of the most spectacular coastlines, enjoy the cycle path, doggy friendly beaches and Booderee National Park close by.Key Features Include:- Just 380m walk to Collingwood Beach and Vincentia boat ramp nearby. Approx. 475m from Woolworths and 2.6km from Vincentia Shopping Village with a short 6 minute drive from Huskisson. This property would be great for holidays, investment or a place to live, as the position and views, will certainly impress.- Fully furnished and recently Renovated with new appliances.- Financial details: council rates \$2,508, water rates are \$1,044. Based on current market conditions and rental rates, the rental income was \$121,000 last financial year.This home provides an unmissable opportunity for owner-occupiers, investors or anyone searching for the ultimate low maintenance holiday home.With a solid financing plan, you can achieve a healthy return on your investment. If you have any further questions or would like to schedule a viewing, please don't hesitate to contact Cindy McGillivray on 0413 724 446.