

4/9 Orana Avenue, Boyne Island, Qld 4680



Sold Townhouse

Wednesday, 13 September 2023

4/9 Orana Avenue, Boyne Island, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 133 m2

Type: Townhouse



Donnella Merrett
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Contact agent

Introducing a charming townhouse nestled in the picturesque surroundings of Boyne Island, QLD. This delightful property is perfect for investors, retirees, or first home buyers seeking a comfortable, stylish home in an idyllic coastal location. Upon entering the property, you'll discover three well-sized bedrooms on the ground floor, including a master suite with an ensuite and air conditioning for ultimate comfort and convenience. The main bathroom features a shower-over-bath and a laundry area, providing easy access to all household necessities. As you ascend the stairs, you'll be greeted by a spacious, open-plan living area, complete with a modern kitchen and dining room that flow seamlessly out to a verandah boasting captivating ocean views. The upstairs area also includes a separate toilet and powder room for your convenience. The contemporary kitchen comes equipped with a pantry, dishwasher, and electric oven and cooktop – perfect for whipping up delicious meals to enjoy with family and friends. Additionally, the townhouse offers one undercover parking space for your vehicle. The location is second-to-none, with the stunning mouth of the Boyne River and the pristine ocean just a short stroll away. A shopping complex, doctor's surgery, schools, and parks are all within walking distance, ensuring all your essential amenities are close at hand. At a glance: - Two storey townhouse built in 2005 set in a small complex of six. - Three well sized bedrooms, built in cupboards, ceiling fans and two with split system air-conditioning. - Master bedroom offers a good sized ensuite with shower, toilet and vanity. - Main bathroom includes shower over bath, vanity and laundry with sliding doors. - Air conditioned open plan living, dining and kitchen located on the second level. - Kitchen contains dishwasher, electric oven and cooktop, pantry and plenty of cupboard space. - Separate powder room upstairs for added convenience. - Tiled verandah includes shade sail where you can enjoy the ocean views. - Council rates are \$3300 approximately per annum. - Body corporate levies \$2400 approx per annum. - Currently tenanted at \$340 per week until November 2023. - Estimate rental appraisal \$420 to \$460 per week. Don't miss your opportunity to secure this delightful coastal townhouse as your next investment, retirement haven, or first home. It's a unique combination of modern living and tranquil surrounds that you won't want to miss. Don't delay call Donnella today! *Please allow 24 hours notice to be given prior to inspection. *Note images are virtually staged for marketing purposes. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**