

**7/49 Petrie Avenue, Marcoola, Qld 4564**



**Unit For Sale**

Friday, 19 January 2024

7/49 Petrie Avenue, Marcoola, Qld 4564

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: Unit**



MADI WILLIS



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## Offers over \$680,000

Introducing an exceptional opportunity in Marcoola! Located at 7/49 Petrie Avenue, this tastefully renovated unit is a rare find just footsteps away from the patrolled surf (140m) and a mere 135m from the Marcoola Surf Lifesaving Club. Boasting 2 bedrooms and a versatile loft room that could serve as an additional sleeping area or a convenient work-from-home office, this first-floor unit offers both style and functionality. The property has undergone a thoughtful renovation, ensuring that all the hard work has been done for you. Imagine starting your day on the private balcony, sipping your morning coffee with the sound of the waves crashing close by. With only 8 units in the boutique complex, this residence offers a sense of exclusivity and privacy. For those considering an investment, Marcoola is a sought-after destination for holidaymakers, and this unit presents a fantastic opportunity for Airbnb hosting. The sellers are open to the possibility of including the fully furnished option, providing a seamless transition into this coastal haven for potential buyers. Features at a glance:

- Renovated kitchen with dishwasher and new appliances
- Loft room, perfect office or an additional tv room
- 2 Bedrooms with block out curtains and built in wardrobes
- Dimming lights in bedrooms
- Modern Ceiling fans throughout
- Split system Air-Conditioning in Lounge
- Private balcony
- Single lock up garage 3m x 6m
- Bathroom with shower and bath
- Separate toilet
- Laundry in bathroom
- Digital key lock
- Visitor Parking
- Walking Distance to a patrolled beach, Marcoola Surf Club, shops, Cafes, public transport, playground area and Friday night and Saturday morning markets.

Body Corporate Fees approx. \$5,920pa Rates approx. \$1028 half yearly Long Term Rental Estimate - \$680 Per Week AirBnB Average Weekend Estimate \$560 - \$600 Don't miss the chance to make this unit yours in the heart of Marcoola, where the beach lifestyle meets modern comfort. Please note: Whilst all due diligence has been taken in the preparation of this document Heart and Sold can attach no guarantee regarding the contents and recommend purchasers conduct their own enquiries.