

9/256 Cosy Corner Road, Kronkup, WA 6330



Sold Unit

Wednesday, 6 September 2023

9/256 Cosy Corner Road, Kronkup, WA 6330

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 338 m2

Type: Unit



Lee Stonell

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\$319,000

Here is an exciting opportunity to purchase a terrific income earning property in one of the south coast region's favourite holiday destinations. Situated almost midway between Albany and Denmark, this short stay holiday accommodation villa, only about 1.3km from the shores of Cosy Corner Beach, is being sold fully furnished and comes with a solid rental history showing returns between 6-7% net per annum. However, the owner is also permitted to stay in the property for up to 3 months of the year so you too can enjoy get aways in this magical coastal location, near the fringe of West Cape Howe National Park. Part of the well maintained Cosy Corner Cottages complex, the stylish villa was built in 2006 of brick and Colorbond and it is completely self contained (with the exception of linen, which is supplied by the accommodation manager). It has a carport under the main roof and enjoys a large undercover timber deck area at the rear for outdoor barbeques and relaxation. The building is surrounded by established native gardens and is close to the communal facilities on offer to occupants staying at the complex. Inside, the villa is fully equipped with modern appliances, and all the crockery, cutlery and bedding are supplied for immediate use. The large, sun-filled open plan kitchen, dining and living area enjoys a centrally positioned gas fuelled wood-look fire that keeps the villa toasty warm on even the chilliest of evenings. The kitchen is full sized and includes everything you would expect when staying in a home away from home, such as a fridge with freezer, 4 burner gas cooktop, wall oven, double sink, island bench for extra preparation and storage space, microwave, kettle, toaster, crockery, cutlery and glassware. Situated in a wing off to the side of the open plan area, both bedrooms are double sized and have built in storage. One bedroom has sliding door access to the timber deck and a spacious ensuite with a spa bath, shower, vanity and separate toilet. Another bathroom is well located off the hall between the two bedrooms and has a shower, bath and vanity. Next to this wet area is a full sized laundry, complete with washing machine, clothes dryer and trough with storage. A second toilet is found off the laundry. The unit is immaculately maintained and a management service is available to take care of all bookings, cleaning and servicing for the owner. On-site recreation facilities include a tennis court and a games room with table tennis and a billiards table, while the diversity of attractions outside the complex makes this a prime spot for exploring this stretch of the south coast. There's hang gliding at nearby Shelley Beach, surfing, fishing, wineries, bush walks, bird watching and a variety of galleries and foodie attractions nearby. While this special retreat enjoys tranquility and privacy, the complex is easily accessible - Albany is approximately 20 minutes by road and Denmark is approximately 30 minutes. Selling well below replacement cost, please contact Lee Stonell on 0409 684 653 or lee@merrifield.com.au to arrange an inspection of this fantastic investment opportunity today. What you need to know: - Zoned for short-term holiday accommodation - Investment opportunity and/or holiday home - Part of attractive Cosy Corner Cottages complex - Good occupancy record and excellent investment returns of 6-7% net per annum - A few minutes walk to Cosy Corner Beach - Owner may occupy for up to three months a year - Brick and Colorbond construction - Fully furnished, cutlery, crockery and all appliances included - Open plan kitchen, dining and living area - Rear undercover patio with outdoor setting - Queen-sized main bedroom with ensuite including large spa bath and separate shower - Twin-bedded second bedroom room with robe recess - Second bathroom with shower, vanity and bath - Full size laundry with washing machine and clothes dryer - Separate second toilet - Carport under the main roof - Shared recreation facilities - tennis, table tennis, billiards - Meters from the local café - Near national park and numerous tourist attractions - Approximately 20 minutes drive to Albany, 30 minutes drive to Denmark - 338 sqm lot size, survey strata - City of Albany Rates \$1,376.19 per annum - Strata Levies \$3,295.12 per annum