

**12/436 Safety Bay Road, Safety Bay, WA, 6169**



**House For Sale**

Friday, 30 August 2024

12/436 Safety Bay Road, Safety Bay, WA, 6169

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## First Home-buyer HEAVEN... Investment GOLD... Downsizers DELIGHT!...

Welcome to the very tightly held, rarely available for sale, beachside apartments that make up 436 Safety Bay Road, otherwise known as 'Surf Side Waikiki', and if you don't know the complex, it is definitely worth a drive-by for the location alone.

First things first, FULL CONFESSION FROM THE AGENT - I am not a local and so I have to say - Safety Bay is Surprisingly Beautiful!!! How have you guys kept it a secret all this time? I'm sorry I never noticed you before... the calm, crystal waters of your white beaches are simply stunning! And the serenity... it's like being on holiday without leaving the convenience of the city!

Anyway... back to the task at hand - I am looking for the right buyer for a property that will appeal to all buyer groups and so I am excited to present an opportunity to either someone wanting to enter the real estate market; someone wanting to make some money, or just someone wanting to make it yours and retire a short stroll from the water's edge, BUT... the successful buyer needs to understand how property works and that:

- Location is EVERYTHING! (it's across the road from a pristine beach)
- You don't make money buying someone else's renovation, and
- Cosmetic Improvements are the quickest and easiest way to increase your equity and the value of your property
- Also, Strata, is not a dirty word... well at least not here at the very well run 'Surf Side Waikiki', where the proactive Council of Owners cares enough to ensure that everyone's investment is protected!

And did I mention LOCATION?!?!?...

The waves on the sand at the beach across the road are about 140m from your courtyard sliding door...

Malibu Shopping Centre 1.4km

Waikiki Village Shopping Centre 2.3km

Rockingham Centre 3.2km

The very cool Rockingham Café Strip 5.6km

Rockingham Train Station 4.5km

PERTH CBD approx. 55km

Several Primary Schools including Charthouse Primary School approx. 2km

Safety Bay Senior High School 1.2km

If you have the property smarts to appreciate the value of adding some paint and some new carpet to this ground floor 2 bedroom apartment, then give me a call to arrange a viewing... Sonia 0407 196 253

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision and not rely solely on the information provided herein by the selling agent.