

4/53 Yachtsman Cres, Salamander Bay, NSW, 2317 **Raine&Horne.**

Townhouse For Sale

Saturday, 14 September 2024

4/53 Yachtsman Cres, Salamander Bay, NSW, 2317

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Spacious townhouse with a pool

Step into a tranquil oasis nestled within an exclusive boutique complex comprising just 11 townhouses. Peacefully positioned at the very end of this small complex with only one adjoining neighbour. Set in a quiet street, this property presents an ideal haven for a variety of lifestyles. Whether you are an investor eyeing lucrative returns, a first time buyer venturing into homeownership, or an individual looking to downsize without compromising on comfort.

Step inside, you are greeted by a sun drenched open plan layout seamlessly integrating the kitchen, dining, and living areas. Bathed in natural light, with air conditioning, this inviting space serves as the heart of the home. Upstairs you have 3 generous sized bedrooms with built ins, opening out onto a private balcony.

Stepping outside, the rear courtyard presents itself as a blank canvas awaiting your personal touch. Within the complex, residents are treated to the luxury of an inground pool, providing the perfect setting for leisurely swims on warm summer days. The beach is approximately 1km from your doorstep, and a variety of local shops, cafes and amenities are mere minutes drive from your residence, you will find yourself immersed in the vibrant coastal lifestyle you have always dreamed of.

Council rates : \$1,367 per year

Strata rate : \$1,585 per 1/4

Water rates: \$600 plus usage per year

Rental appraisal \$520 per week