

# Unit 1, 44 Collingwood Road, Mira Mar, WA 6330

## House For Sale

Wednesday, 28 February 2024



Unit 1, 44 Collingwood Road, Mira Mar, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type: House**



Kevin Naylor  
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**\$395,000**

There are currently limited opportunities to acquire home units in Mira Mar or anywhere in Albany for that matter, especially anything listed in an affordable asking price category such as this gem. Nestled between the beach and Albany CBD, and close to a wealth of amenities including medical centres, schools and shops, this gem ticks all the boxes for budget-savvy first time buyers, and empty nesters and investors. While enjoying an elevated position, it still offers great level access and is one of only two non-strata properties on the site. Sound and well-maintained and planned, the sunny aspect unit sits on a good-sized lot, with a private patio, some garden areas and a spacious frontage, single garage and an extra bay big enough to fit a caravan or boat. Enjoy the comfort of the sunlit semi-open lounge, with r/c, and the functionality of the open plan meals and kitchen zone featuring ample storage and a modern stove. There is good storage in the main bedroom, laundry and hall near the neat remaining bedrooms and bathroom. These are all great selling points whether you want to lock and leave and go caravanning, stay close to home and just potter about, get into your own place or reap solid returns. And with the Albany Health Campus just a couple of streets away, it would be ideal for anyone wanting to live within walking distance of work. Act now, as this property is destined to attract keen interest. For more detailed information or to arrange a private viewing please contact Kevin Naylor on 0412 748 299.