

**28/436 Safety Bay Road, Safety Bay, WA, 6169**



**Unit For Sale**

Sunday, 8 September 2024

28/436 Safety Bay Road, Safety Bay, WA, 6169

**Bedrooms: 2**

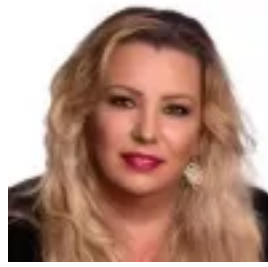
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Amanda Griffin  
0894197933



Rachael Francis  
0894197933

## Ocean Views - Calling Investors!

Welcome to this lovely 2 bedroom, 1 bathroom unit situated in a gated strata complex in a convenient location with stunning views of the beach across the road along with being close to shops, schools, and public transport this property is perfect for first home buyers, downsizers, or investors.

\*\*For the investors: This property is currently tenanted on a FIXED term lease through to 23/09/2025 @ \$430 per week with a lovely, long term tenant.

Features include:

- Security screen to entry and double linen cupboard for additional storage
- Gorgeous white plantation shutters throughout
- Kitchen boasts overhead cupboards with under cupboard mounted rangehood, electric oven and cooktop and separate pantry
- Ocean Views from Family & Master Bedroom
- Well sized family / dining room with split system AC
- Bedroom 2 with double door BIR
- Bathroom with vanity and shower recess
- The toilet is separate to the bathroom for added convenience
- Laundry nook with additional storage in main hallway
- Master bedroom with ocean views, mirrored BIR and door access to the balcony
- Good sized balcony with fantastic views of the ocean
- Allocated under cover car park
- Gated complex
- Plus much more!

Additional Property Information:

- Admin Strata Levies \$963.45 per quarter
- Reserve Levies \$217.45 per quarter
- Water rates - \$791.69 For period 01/07/2023 to 30/06/2024
- Fixed term lease to 23/09/2025 @ \$430 per week.

Don't miss out on the chance to make this listing yours, contact us today to arrange a viewing and see for yourself the potential and value this property has to offer. For viewing / enquiries please email us via web advert or you can call the office on (08) 9419 7933 | Rachael Francis 0447 001 537 or Amanda Griffin 0455 455 338 - - Please note: As this property is currently TENANTED we do need to work with the tenants for viewings.

DISCLAIMER: The details of this property listing have been prepared for advertising & marketing purposes only. Gem Property Sales & Management have made every effort to ensure that at the time of preparing this advertisement the information is believed to be reliable & accurate. However, clients/buyers must carry out their own independent due diligence to satisfy that the information provided herein is correct and meets their expectations. In regards to rental estimates we recommend asking agents for a full rental appraisal at the time of submitting an offer if you are buying the property as an investment.