

3/97A Gloucester Crescent, Shoalwater, WA, 6169



Unit For Sale

Friday, 30 August 2024

3/97A Gloucester Crescent, Shoalwater, WA, 6169

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Prime investment opportunity in sought-after Shoalwater

When the location is this good, you must act fast! Set just one street back from the simply wonderful Shoalwater Beach is this 2-bedroom unit, with low strata and a great tenant, this one is sure to sell quick....

Secure your future with this wonderful opportunity to get into the property market in a highly desirable area, with potential to add value and enjoy the coastal lifestyle of Shoalwater Marine reserve.

On offer is a solid 2-bedroom, 1 bathroom Unit with low strata, excellent long-term Tenant in a quiet, well-maintained complex of only 4 units.

FEATURES

Open plan living with high ceilings
Double sliding robe to main bedroom
Split system Air conditioning
Bathroom has walk in shower and vanity
Allocated Covered carport
Separate Storage space
Separate laundry room

LOCATION

Bus stop approx. 150m
Beach only approx. 250m
Safety Bay Bowling Club approx. 400m
Pengos Café approx. 700m
2 minutes from Shoalwater IGA, Café, Fish and Chips and Pharmacy

PROPERTY DETAILS

Strata Fees \$900 plus \$500 contingency per annum.
Currently on a Fixed Lease until April 2025 at \$315 pw.
Enjoy the sea breeze and low maintenance living or keep as an investment for the future.

Viewings by appointment. Contact Theresa on 0405 511 305 to arrange.