

4/36 Slater Avenue, Blacks Beach, Qld 4740

A

Unit For Sale

Wednesday, 3 July 2024

4/36 Slater Avenue, Blacks Beach, Qld 4740

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Glenis Wilson

0427423553

\$350,000

If you have been searching for a home with "ambiance" this is one not to be overlooked. It starts at the entrance as the design of this property offers plenty of room for you to make a statement with your favourite plants. One of four units in this complex, it has the added benefit of being positioned at the rear, offering just that little bit more privacy. The single carport is just a few steps from your front door and includes lockable storage space. Two additional car spaces are also allocated as specified in the Body Corporate documents along with a fortnightly lawn mowing service. This stylishly comfortable home is one you will appreciate as soon as you enter the front door. It has impact and it feels like home! Recently painted throughout and with the kitchen recently upgraded with black Caesarstone benches and new tap fittings, there is nothing more you will need to do. The lounge is positioned to have direct access to the undercover patio and good sized backyard. There is a television alcove which is perfect as it ensures that particular piece of furniture has less impact on the space in this zone. The main bedroom features new carpet flooring, blinds, air conditioning, ceiling fan plus a large built in robe (3 doors). The second bedroom also features new carpet flooring, built in wardrobe and air conditioning. The rainmaker shower head is a bonus in the stylish bathroom along with the convenience of gas hot water. This room also accommodates the laundry which is cleverly positioned behind mirrored sliding doors. Often the smallest touches make the biggest impact and this is evident with the upgraded light switches, black door handles and freshly painted front door. Unit 4 at 36 Slater Avenue is a property that would suit an owner occupier or investor and it is just a short walk to beautiful Blacks Beach. Body Corporate fees of \$4246.75 per annum apply. **ATTENTION INVESTORS:** This property has been appraised at \$480 to \$500 per week in this current market. Open Homes will be advertised each Saturday, however if you are keen for a personal viewing, please call Glenis Wilson 0427 423 553 and this can be arranged.