

**6/37 Broadway, Bonbeach, VIC, 3196**



**Unit For Sale**

Monday, 28 October 2024

6/37 Broadway, Bonbeach, VIC, 3196

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**

## AFFORDABLE, STYLISH & CLOSE TO THE BEACH

This beautifully updated 2-bedroom, single-level unit offers a perfect blend of modern convenience and low-maintenance living, showcasing natural light, with an airy and fresh feel in a perfect location.

Located within close proximity to stunning beaches, train station, shops and beautiful parklands, this home offers an excellent opportunity for first home buyers to enter the market or investors to take advantage of amazing growth this Bayside suburb can offer.

### Key Features:

- Spacious living: Enjoy the open-plan living and dining area, featuring timber floors that add warmth and elegance to your home.
- Modern kitchen: A cook's delight, boasting contemporary finishes, fabulous bench space and S/S appliances.
- Bedrooms: Both generous bedrooms come with built-in robes (BIR), offering ample storage and an organized look, main with ceiling fan.
- Rear courtyard: Step outside to a sunny garden space with entertainer's deck complete with custom seating/storage, luscious lemon tree, garden shed, all ready for summer BBQs with family and friends.
- Modern bathroom: A combined laundry and bathroom optimises for space and clever storage. A walk in shower, floating vanity with stone bench top, plus separate w/c.

### Other benefits:

- Single garage with rear yard access
- Block-out blinds throughout
- Ducted heating and cooling throughout
- Currently tenanted \$1,912 per month

### Location Highlights:

- Beach Proximity: Just a 12-minute walk to the beach, perfect for morning strolls or weekend relaxation.
- Transport: Bonbeach train station is within a short walking distance, making commuting a breeze.
- Community: The family-oriented neighbourhood is surrounded by beautiful parklands, cycling tracks, great schools and a variety of sporting facilities.

This home is perfect for those seeking a stylish, low-maintenance lifestyle in a convenient location. Contact us today for a viewing.