

UNDER CONTRACT



### Unit 3, 4 Hilliar St, Wongaling Beach



### Feel the Sea Breeze ... Hear the Waves ... Walk the Beach !

- \* End townhouse in a boutique complex of just three
- \* Renovations have just been completed
- \* Only one street from the beach
- \* Live in / holiday let / lease out !

Enjoy being part of "Seabreeze" where just three townhouses share this enviable position off Reid Road - a hop, skip and a jump from the beach. The owner has done a wonderful job at renovating this property; it's modern and contemporary with lots to admire and nothing to do ! Plan your permanent move to the beach, or set it up to holiday let or lease out permanently.

It's got the WOW factor :

- Spacious 106m2 townhouse
- Fully air-conditioned with new fans
- Hybrid timber flooring downstairs, timber on the staircase and carpeted upstairs
- New lights including pendant lighting
- Light filled kitchen with new electric stove and oven
- Separate laundry off the kitchen
- Rear patio area with own clothes line
- Open plan dining / lounge area
- Sliding glass doors to front patio and private grassed courtyard area
- Storage cupboard both downstairs and upstairs
- Two great sized bedrooms upstairs, with built in cupboards and a desk
- The master bedroom has it's own balcony, you can see the Coral Sea and Dunk Island
- Light filled spacious bathroom

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<b>Price</b>	Offers over \$345k
<b>Property Type</b>	Residential
<b>Property ID</b>	2708
<b>Land Area</b>	655 m2
<b>Floor Area</b>	117 m2

#### Agent Details

Susie England - 0407 195 514

#### Office Details

Tropical Property Sales  
Shop 2, 2-4 Stephens Street  
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- Exterior has been recently painted
- Plunge pool to cool off in summer
- Treed side garden
- Ready to move into now with vacant possession

The council rates are approximately \$3,800 pa and the strata fees are approximately \$5,000 pa.

Inspections welcome by appointment.

PS : If you own a property on the Atherton Tablelands, the owners are open to considering a 'swap'.

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