







Salty Sea Air and Endless Opportunities

2 1 1 141m2

Nestled in a prime coastal nook with the ocean a stone's throw away, this brick-and-tile villa promises more than just a home; it offers an enviable lifestyle. Positioned in a well-maintained complex, every moment here carries a hint of the salty breeze, constantly reminding you of your proximity to the shore.

Cool slate tiles guide you through the combined living and dining area, illuminated by natural light pouring in from the skylight above the meals section and well-placed windows and sliding doors. The adjacent kitchen serves as a practical workspace, featuring stainless-steel cooking appliances and abundant storage, while the serene courtyard view adds a layer of greenery. For added convenience, the villa houses a laundry space that leads to a secure single lock-up garage, ensuring both functional and security needs are met.

When it comes to relaxation and entertaining, the spacious backyard emerges as the villa's tranquil haven. Bordered by easy-care garden beds, the eye is immediately drawn to the stunning frangipani trees. Underneath the generous steel pergola, imagine sun-drenched mornings or balmy evenings spent with family or a book in hand.

Venturing into the home's accommodation wing, find laminate timber flooring and two bedrooms, both sizeable and designed with comfort in mind. Full-height built-in robes provide ample storage, with the main bedroom further

Price	SOLD for $687,000
Property Type	Residential
Property ID	29450
Land Area	141 m2

Agent Details

Office Details

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benefiting from a ceiling fan circulating those refreshing ocean breezes. The neatly appointed bathroom, complete with a vanity, bathtub, WC, and shower, serves this wing.

But the location transforms this home from a house to a coastal retreat. With the ocean a mere 150m away, visible from the central driveway, the delights of beachside living are at your doorstep. Wander to the corner to discover the charm of the Little Bay Bar and Eatery, or embrace the outdoors with coastal paths perfect for morning runs or evening strolls. Waterman's Bay awaits your explorations, while the local conveniences of the Marmion Aquatic & Angling Club and the vibrant Hillarys Boat Harbour lie just a few minutes away.

Whether you're a professional seeking solace, a downsizer with an eye for location, or an investor keen on a profitable coastal gem, this idyllic villa promises a life where every day feels like a beachside holiday.

Contact Hamish Laidlaw of Xceed Real Estate today at 0417 971 528 or hamish@xceedre.com.au.

Features include:
• Two-bedroom, 1 bathroom villa
• 87sqm internal
• 141 sqm land area
• Slate tiles and laminate timber flooring
• Ducted air conditioning
• Great internal storage
• Gas hotplate and electric oven
• Ceiling fan in the main bedroom
• Single lock-up garage
• Security screens
• Front courtyard and spacious rear yard
• Feature Frangipanis and a lemon tree

Location (approx. distances):
• 150m Waterman's Bay
• 120m Little Bay Bar and Eatery
• 120m Ocean Dragon
• 180m Bus stops on Flora Terrace
• 670m Marmion Primary School
• 2.2km Carine Senior High School
• 2.8km Hillarys Boat Harbour
• 4.6km Warwick Station

Water Rates- $1,120.42 P/A
Council Rates- $1,510.00 P/A
Strata Fees- $805.00 P/Q

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