



13/186 Arcadia Drive, Shoalwater



Shoalwater Unit with ocean glimpses & two car parks

Unit 13 of 31-33 Penguin Road - suit owner or investor

Only 100 metres walk to the beachfront (approximately) and a short stroll to Penguin Island Jetty & Cafe. This fabulous unit with 2 car parks and some original features would suit investors, weekenders or live in. It's easy to see how the property could significantly improve from just a little work or you could choose to fully modernise. In a popular area of Safety Bay being so close to the seafront and to the local shops and cafes at the Safety Bay shopping centre (approx 500m) this Unit would suit so many people.

Unit comprises: separate kitchen, small laundry area, two double bedrooms, bathroom, and the added bonus of an oversized lock up garage and parking lot. The open plan living, dining and lounge area has a small north facing balcony (overlooking Penguin Road). Nice separation between the living area from the two bedrooms and bathroom by a large sliding jarrah door.

The small kitchen (with sea glimpses) includes an electric cooktop and oven, overhead cupboards, benchtop area and a small breakfast bar. Two double bedrooms have large built in robes and are carpeted. Either would suit a study/home office. The bathroom has good natural daylight from the feature roof light, with shower, vanity unit and WC.

Units in this complex are generally 'tightly held' so don't miss out on this opportunity to renovate and reap the rewards.

Rental possibility of \$280 + per week with yield potential 5.8% - 6.1%.

When fully renovated rental return may increase. Strata fees are payable.

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Price SOLD for \$245,000

Property Type Residential

Property ID 161

Floor Area 63 m2

Agent Details

Kevin Brincat - 0401 052 947

Office Details

Kevin Brincat Real Estate

0401 052 947



THE PROPERTY IS LOCATED OFF 31-33 PENGUIN ROAD and is part of the complex with units on Arcadia Drive.

So when viewing please park on Penguin Road.

PROPERTY FEATURES INCLUDE:

Separate kitchen

Separate laundry

2 bedrooms

Bathroom with feature roof light

Original jarrah window sills, frames & skirting & door hardware

Instant electric hot water system

Single lock up garage with extra space for storage: kayak, SUP, diving and camping gear ...

Single open space allocated park for second vehicle or visitors

Ocean view glimpses

Small balcony to the front overlooking the ocean and small north facing balcony to the rear,

Private external entrance to Unit

IN A GREAT LOCATION*

Close to transport, local shops and restaurants.

100m to beachfront path

100m to bus stops

185m to bowling club

500m - Penguin Island Jetty & Cafe

520m - Safety Bay Shops that include: IGA, quality bakery & cafe, newsagent, Post Office, fish & chips, liquor store

520m - Restaurants

520m - Safety Bay Yacht Club

1.2km - Safety Bay Primary School

1.3km - Safety Bay Beach Foreshore & playground

VIEWING ARRANGEMENTS

For further information or to arrange a private viewing contact Zoe Cuming on 0458 585 677 or email zoe.cuming@gmail.com who will be happy to assist. When viewing, please park on Penguin Road (Number 31-33) for access.

* Distances are approximate

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