



### 3, 38 Annie Street, Woody Point



#### Ground Floor, Great Spot

Located East of Oxley Avenue, this ground floor single level unit presents a great opportunity. The property is neat and tidy and sits at the rear of a well-maintained small block of mostly owner-occupied units.

The current owner is ready to head to the next step and this one will sell quickly.

The property features:

- Open plan kitchen, dining and living area. This space is light and bright and boasts a reverse cycle air conditioner.
- The modern kitchen has breakfast bar, electric wall oven, ceramic cooktop, dishwasher, and plenty of practical benchspace and storage.
- 2 bedrooms with built-in robes.
- Tidy bathroom with shower, separate bathtub and a vanity basin with decent storage
- Internal laundry with direct access outside
- 1 car lock up garage with remote control door and internal access into the home
- Private, fully fenced, rear courtyard with a full-length covered entertainment area

Located nearby is the beachfront, public transport, the popular Belvedere Hotel, cafes, restaurants and lots of parkland. This one presents easy living close to the water in a quiet street.

 2  1  1  89 m<sup>2</sup>

<b>Price</b>	SOLD for \$525,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2202
<b>Land Area</b>	89 m <sup>2</sup>
<b>Floor Area</b>	71 m <sup>2</sup>

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

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