



**4, 9 Ellen St, Woody Point**



### Fully Renovated – Super Close to Water

This trendy, East facing beach side unit has been lovingly renovated by the current owner who has enjoyed living here herself before using it as smart investment property. You will be hard pressed to find a property that presents as well as this one in the exclusive 'East of Oxley' pocket. The property was redesigned, oozes quality and is perfect for those looking for a quiet beach side lifestyle in a small well kept complex.

The property features:

- Blackbutt timber floors throughout
- Spacious open plan lounge, dining and kitchen. This space leads to the outdoor balcony
- Modern kitchen with Ceasarstone benchtops, 2pac cabinetry, glass splash back, dishwasher, double basin sink, ceramic cooktop, rangehood and massive walk in pantry
- Beautiful bathroom with walk in shower, large vanity basin with stone benchtops and 2pac cabinetry, vitrified floor tiles and great storage. The toilet is separate
- Master bedroom with massive dressing room fitted out with custom made cabinetry. This room also features a reverse cycle air conditioner and direct access to the balcony
- 2<sup>nd</sup> bedroom with built in robes and remote control ceiling fan
- European laundry
- Wrap around balcony
- 1 car remote control garage
- Small complex with reasonable body corporate and a common backyard with hills hoist clothes line. There is also a termite barrier around the entire complex for added peace of mind

The property has been beautifully styled and also comes with the option of a

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<b>Price</b>	SOLD for \$348,000
<b>Property Type</b>	Residential
<b>Property ID</b>	985
<b>Floor Area</b>	129 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

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furniture package if it is desired. On the doorstep here are miles and miles of beachside walking tracks, bike paths and parklands. Quality schools, public transport and even the popular cafes and restaurants are all within walking distance including the Belvedere Hotel.

Motivated vendors instructions are clear – All Serious offers will be presented!

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