

## 156A Safety Bay Road, SHOALWATER FOR SALE

**4 bedroom unit**

**BARGAIN BEACHSIDE LOCATION**

**THE BEST INVESTMENT YOU CAN BUY IN SHOALWATER.**

**RENTAL RETURN APPROX 7%**

**2 x Two-bed units with parking and gardens.**

Perfect location near Shoalwater beach the two adjoining units with private gardens and remote garage are a short walk to the beach esplanade, lively shops, cafes, restaurants, schools and public transport out the front door.

A rare investment opportunity with two, 2 bedroom, tidy units under one title and roof with separate entrances and gardens.

Live in one and rent out the other to increase your cash flow. The perfect opportunity to grow two rental incomes! **RENTAL RETURN APPROX 7%**

For 2 units at this price you really can't afford to miss out.

**Lounge:** Spacious carpeted lounge area to both units.

**Kitchen:** Kitchen area has private garden views and is fitted with bechtops, cupboards, space for a fridge, gas cooker and sink.

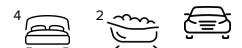
**Unit A -** tidy could do with renovations

**Unit B -** modern interior (renovated)

**Bedroom:** Queen sized Carpeted bedrooms are light and bright with large windows.

**Bathroom:** Combined bathroom and laundry.

**Outside:** Carport with automatic garage door giving access and parking to both units in the



**Jan Holloway**

**Principal - Lewis Holloway Property**

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communal area.

The front unit has a grassed area with a secure wall surrounding the property. The back unit has a lovely private side lawn and garden and rear access.

### Features

2 Living Areas  
Study  
2 Carports  
Courtyard  
Fully Fenced  
Remote Garage Door  
Secure Parking

### Land size

452.00 Sqm

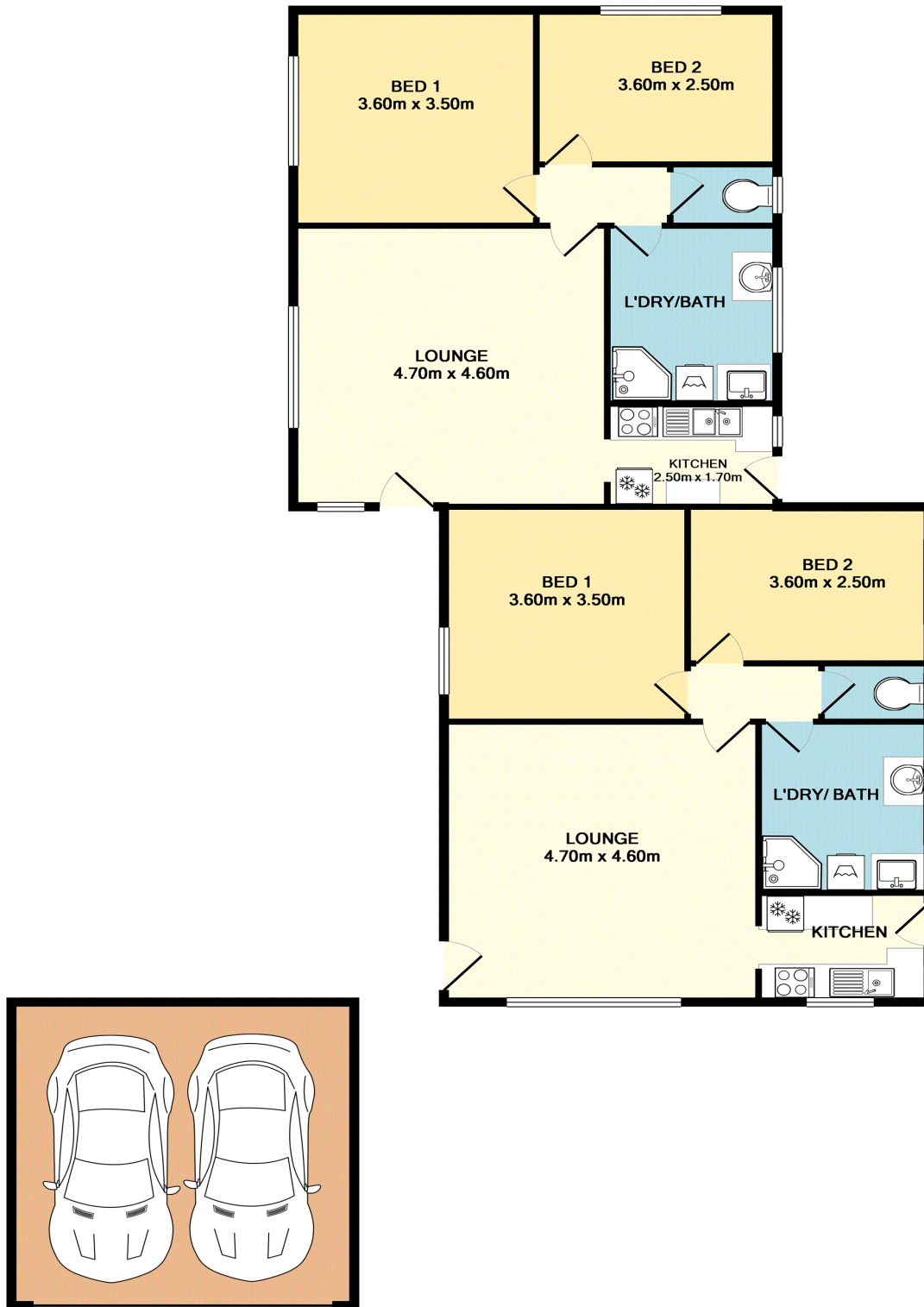


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TOTAL APPROX. FLOOR AREA 143.8 SQ.M. (1548 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.