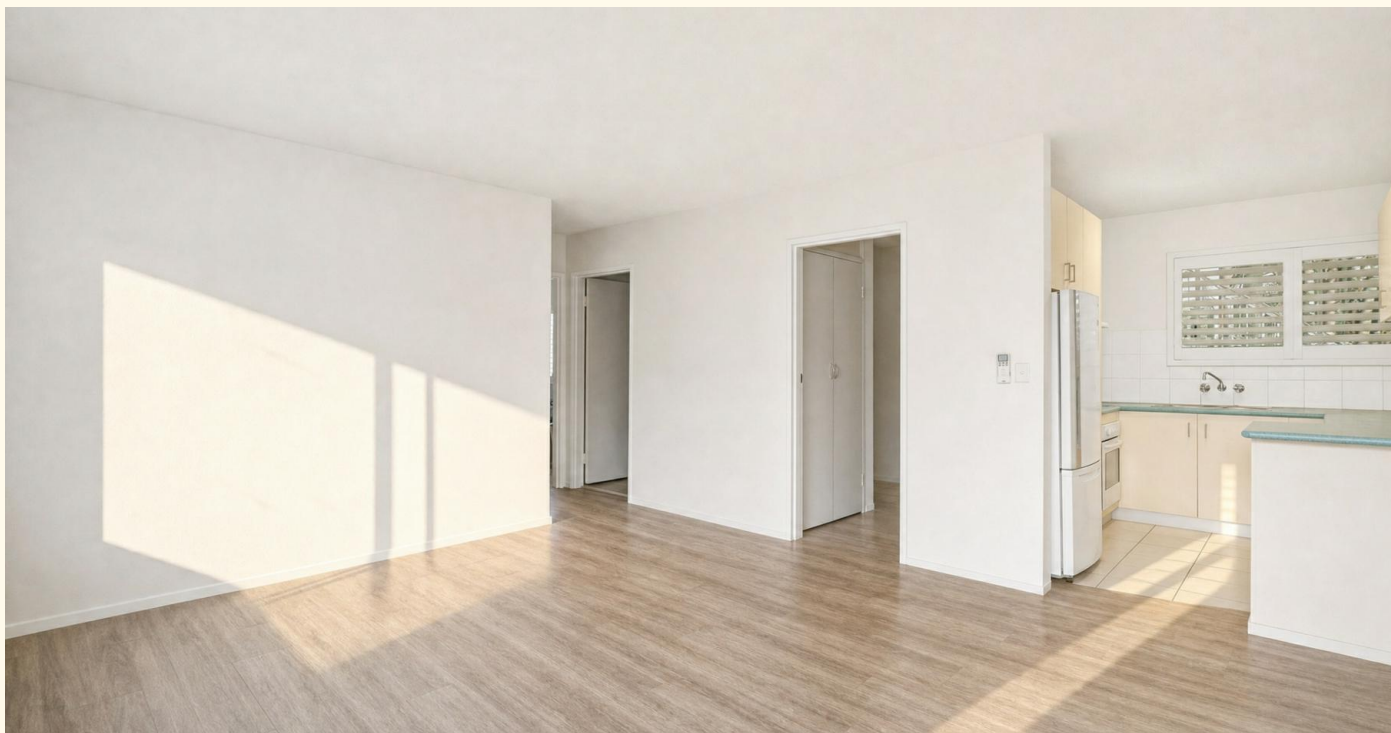


1/37 Bruce Avenue, Paradise Point

COMING SOON!

Positioned in an unbeatable coastal location, 1/37 Bruce Avenue presents an outstanding opportunity for both owner-occupiers and savvy investors. Offering the convenience of ground-floor living, two well-proportioned bedrooms and an exceptionally large exclusive-use yard, this property delivers a lifestyle that is hard to find in apartment living.

Enjoy the best of coastal living with the beach just 200 metres away, while the nearby river and park provide the perfect setting for morning walks, weekend picnics and relaxed afternoons outdoors. Whether you're looking for a low-maintenance home close to the water or a smart investment in a sought-after location, this property offers plenty of appeal.

Set within an exclusive complex of just six units, the property benefits from a low body corporate and a unique corner position on a double block along Bruce Avenue. The expansive yard provides a rare sense of space and privacy, offering plenty of room to entertain, relax or enjoy the outdoors.

For investors, the property was recently rented for \$790 per week, highlighting its rental appeal and lifestyle-driven location. Now vacant and ready to go, you can move straight in, secure your next tenant or

2 1 1

FOR SALE

Coming Soon

VIEW

By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



explore the opportunities this property has to offer.

Opportunities combining this much outdoor space with such close proximity to the beach and river are increasingly hard to find. Don't miss your chance to secure a property with lifestyle, convenience and investment potential all in one.

Property Highlights

- " Two spacious bedrooms and one bathroom
- " Huge exclusive-use yard —a rare feature for unit living
- Convenient ground-floor position
- Only 200 metres to the beach
- Approximately 200 metres to the river and nearby park
- Low body corporate fees
- Boutique complex of just six units
- Positioned on a double block at the corner of Bruce Avenue
- Vacant and ready to move in or lease out
- Recently rented for \$790 per week

Coastal convenience, generous outdoor space and outstanding potential —this is an opportunity not to be missed.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

MORE DETAILS

Property ID	WYJ0C
Property Type	Unit
Including	Built-in-Robes

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37 Bruce Ave, Paradise Point

Bed 2
 Bath 1
 Car 1

Internal: 65 m² | External: 17 m² | Approx Total: 83 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

