



30B/10 Spinnaker Drive, Sandstone Point

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FIRST HOME BUYER ALERT OR INVESTOR !!!!

This is a great 2 level townhouse with open plan living. 2 bedrooms, with the main bedroom a mezzanine with water views Floor to ceiling glass wall from the living area to make the most of the amazing view and location. Full bathroom upstairs with convenient 2nd toilet on the lower level. Located in the very popular Spinnaker Sound gated secure complex. Only 80 metres walk to the Pumicestone Passage, where you will find the beach and a beautiful open grassed area. Just a stroll away you will find great restaurants and the Marina. The beauty of this position is that the townhouse is only a short distance to Bribie Island Road ensuring a quick commute to the Bruce Highway and to the local shops and amenities. This townhouse would be ideal for down-sizers, first home buyers or investors. It is currently vacant with the last rent increase on 16/4/2025, so the buyers will be clear of the 12 month rent increase cap.

Suggested rental return of approximately \$600, but up to \$800 per week if fully renovated.

For those with pets, this is a pet friendly complex however it is recommended prior approval be sought.

Additional features:

- Ceiling fans

FOR SALE

Please Call

AGENTS

Monty Thompson
0414 526 266
mthompson.bribieisland@ljhooker.com.au

AGENCY

LJ Hooker Bribie Island
(07) 3400 1900

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.



- Sliding doors from the lounge and bedrooms to the courtyards
- Foxtel connection
- Private front courtyard
- Rear courtyard overlooks the water
- Swimming pool in complex

"Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home."

MORE DETAILS

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|---------------|-----------|
| Property ID | XCCHCP |
| Property Type | Townhouse |
| House Size | 94 m2 |
| Land Area | 131 m2 |

Monty Thompson 0414 526 266

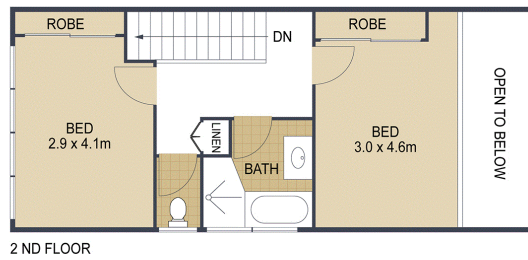
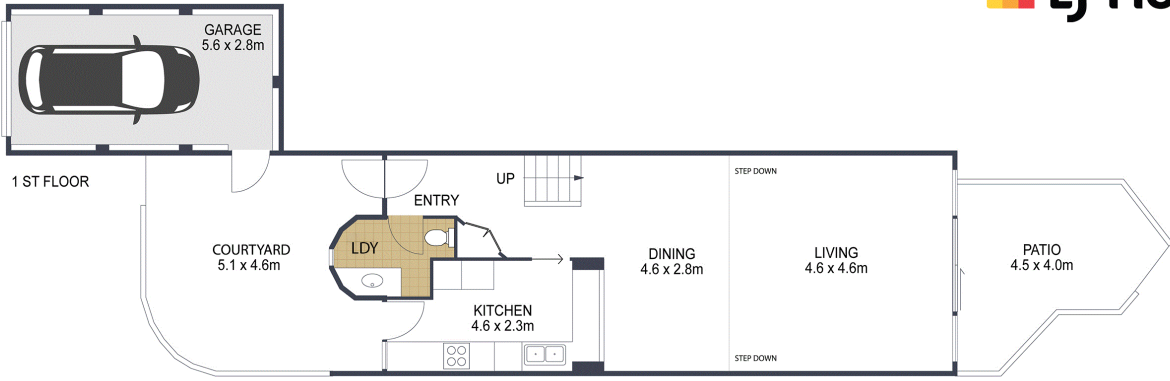
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TOTAL: 176 m²

30B/10 Spinnaker Drive SANDSTONE POINT

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all 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 only be used as such by any prospective purchaser. Floor plan by: www.open2view.com.au