

1/13 - 17 Mort Ave, Dalmeny, NSW 2546

Sold - \$315,000

Unit 1  1 



## Renovated 1 bedroom villa close to Dalmeny beach - Great Pri

Beautifully renovated 1-bedroom villa offers comfortable flat living in a prime location. Fully strata-titled with own car space, the villa is just down the road from Dalmeny shops, Club, Brewery and Dalmeny Beach, providing easy access to all your essentials and the stunning coastline. This 56 sq m villa includes a new kitchen, new oven, dishwasher, cabinets, plus updated flooring, fully painted and a refreshed bathroom with laundry, making it move-in ready. The well-designed kitchen space is perfect for cooking and entertaining. Enjoy the outdoors on your fully fenced private deck and take advantage of the convenience of your own car space. Located opposite Mummaga lake and bike path, this villa is ideal for those who love an active lifestyle, with plenty of opportunities for swimming, Mountain Biking, cycling and walking. Move in ready, live full time, or use as holiday retreat, or rent out - its a very flexible comfortable living Villa, in a perfect location.

**Open for Inspection**

By Appointment.

Council rates p/a: \$2,614.09

Strata fees p/a: \$1,600.00

Rental return: \$310.00 p/week

Holiday return: \$150.00 peak- \$70.00 off peak

**\*DISCLAIMER:** While Whale Coast Realty have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Whale Coast Realty urge prospective purchasers to make their own inquiries to verify the information contained herein.\*

**Listed By**  
John Murray

