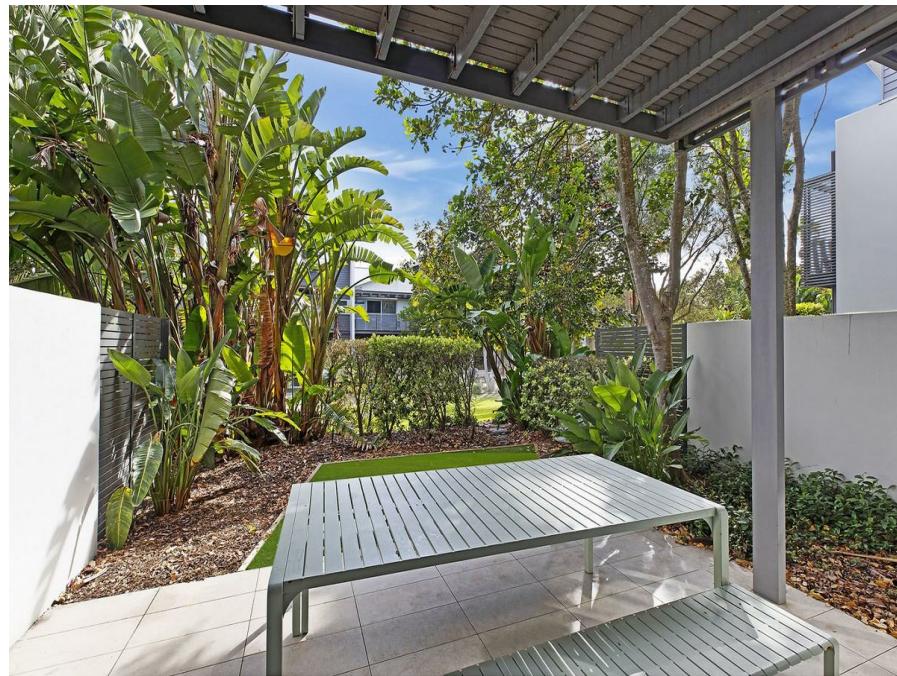


Townhouse 3  2 



Ideal Resort to Invest!

Positioned within the prestigious Pullman Resort, if you are looking for the ideal investment property in the stunning Magenta Shores, this residence captures the essence of relaxed coastal luxury.

Open for Inspection

By Appointment.

Having completed a full refurbishment via Accor to the value of approximately \$40,000. This included new carpet, painting of all walls and furniture package (Items list available on request) as well as new ducted air conditioning system including Bylgold rust protection.

Explore your options to continue the current arrangement with the Pullman Hotel, that is returning a net rate of \$49,200 per annum on a lease expiring 30th June 2026; or suitable to occupy permanently, use as a family weekender or lease via a residential tenancy agreement.

Consisting of two levels, the downstairs level featuring:

- * Open planned living, dining, and kitchen area.
- * Kitchen with island bench and stainless appliances and brand-new dishwasher.
- * Living area adjoining entertaining and capturing a stunning outlook.
- * European laundry.
- * Extra toilet WC.

Upstairs features:

- * Three bedrooms - all with built ins plus an ensuite to the main including bath.
- * Balcony to the main with leafy outlook.
- * Main bathroom.

There is a sunny outdoor entertaining area, plus there are neatly landscaped grounds.

There is also a single parking space on title.

Listed By

Trevor McDougall
Phone: (02) 4389 1722
Mobile: 0410 491 755



Listing Number: 3521572

Floorplan



0 1 2 3 4 5 SCALE (METRES)

Scale in metres. Indicative only. 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.

INT : 124 m²
EXT : 60 m² NOT TO SCALE

1205/3 Birkdale Place, Magenta

Listing Number: 3521572

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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