

1/32 Cresswick Pde, Dalmeny, NSW 2546

\$450,000

Unit 2  1  1 



## Sunny Coastal Retreat

This charming two-bedroom strata-titled unit boasts a delightful sunny northerly aspect, offering picturesque views up the coast from Dalmeny. Nestled within the idyllic Cresswick Gardens, a meticulously maintained complex comprising just five units.

**Open for Inspection**

By Appointment.

With a history of serving as sought-after tourist accommodation, its prime location offers convenient access to both the beach and local shops—the beach is just a short walk away. The apartment itself is presented in excellent condition, complemented by beautifully landscaped grounds and an inviting barbecue area.

Constructed of solid brick, this home requires minimal upkeep and stands out as one of only two units in the complex featuring a coveted lock-up garage. Its established tenancy history presents an enticing opportunity for property investors, while also serving as an ideal retreat for families seeking a memorable holiday destination.

Potential Rental Return = \$380 per week

Currently leased for \$340 per week with lease expiring late September 2024

Strata Rates = \$3,908.80 per year

Council Rates = \$2,496.59 per year

### Listed By

John Murray

