



Prize Location Two Streets from Noosa River

- * Small Block of Only 4 Townhouses
- * Low Body Corp Fees
- * Potential for conversion into 3 Bedrooms

This townhouse is the ideal investment. Positioned in a small complex of only 4 townhouses which keeps the body corporate fees at a low level just under \$2000pa. Only a hop, skip and a jump from Gympie Terrace Esplanade and the beautiful Noosa River.

Comprising two bedrooms, 1 bathroom, and laundry on ground floor. One bedroom opens to the rear fenced yard. Both rooms are of a generous size and have a bank of built-in robes. Upstairs is a large open plan living / dining area with glass sliders opening onto the rear balcony overlooking the courtyard below. A kitchen to the side previously updated with stainless steel wall oven & rangehood and electric cooktop. Neutral in colour with lots of storage. Enclosed Sunroom to the front accessed via glass sliders with its own dedicated balcony to the front. All under roof, this could easily be converted into a third bedroom which makes this

Under Offer!

Address : 3/18, The Cockleshell, QLD, NOOSAVILLE, 4566

Bedrooms : 2
Bathrooms : 1
Car Space : 0
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Type : Townhouse

<https://www.robertjamesrealty.com.au>

s an excellent opportunity to add value.

You just can't go wrong buying one of these amazing well positioned townhouses. The Cockleshell has the location we all want, close to the Noosa River Esplanade, great fashion boutiques, fishing, boating, Yacht Club, Supermarket..... everything is at your finger tips.

* Current tenant in place until September 2022

** Virtual Furniture Used in Photos for Tenants Privacy **