

SOLD



37, 2 North Street, Golden Beach



## Easy Living in Golden Beach - Lowset Complex

This immaculate light-filled duplex on a 330m<sup>2</sup> block, in the well-located 'Clearwaters' over 50's lifestyle community, offers elegant, effortless living - so easy to lock and leave when off travelling, and so lovely to return home to; within flat walking distance to Pumicestone Passage, dining, shopping, parks, tavern, and public transport.

Comprising two double sized bedrooms with built-ins, 2-way bathroom, separate toilet, expansive open plan living and dining, modern kitchen, 9.6x4m private covered patio at rear, separate laundry, and lock up garage with additional storage are or perhaps an office/craft/sewing table space; this is the perfect size for a single or couple, and so easy to maintain!

Presentation is pristine and there are colourful flower beds and manicured lawn area at front enhancing appeal. Features

 2  1  1  330 m<sup>2</sup>

**Price** SOLD for  
\$640,000

**Property Type** Residential

**Property ID** 2170

**Land Area** 330 m<sup>2</sup>

**Floor Area** 147 m<sup>2</sup>

### Agent Details

Lori Wyer - 0408 264 446

### Office Details

Code Property Group  
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include split-system air-conditioning in master bedroom and living, ceiling fans, granite benches in kitchen, security screens, and lock-up garden shed.

It has been meticulously cared for and maintained, and there is not a cent to be spent - it is a timeless design, and the décor is tasteful and neutral. Being a duplex and have a decent sized garden, there is only one adjoining neighbour, boosting the sense of privacy, light, and space. It is also worth noting, that ownership is freehold.

If you are seeking a quieter, gentler life without compromising close proximity to beaches, shopping, entertainment, and medical facilities - this could be exactly the right property and a timely opportunity for you to take the next step and start truly living your very best life!

Clearwaters is a sought-after over 50's lifestyle community on the northern side of Golden Beach, making access to the CBD and major amenities so quick and easy; body corporate fees are low, beautiful gardens adorn the grounds, and there are no low-rise or high-rise buildings nearby.

- Immaculate, light-filled duplex on 330m<sup>2</sup>
- 2 bedrooms, 2-way bathroom
- Modern kitchen + open plan living
- Private covered rear patio
- Internal laundry + single garage
- Manicured lawn and gardens
- A/C x 2, ceiling fans, s/screens
- Move in and enjoy now
- Walk to beach, shops, bus, parks, dining

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*