



**38 Sonia Cres, Pioneer Bay**



## SPACIOUS QUAINT COTTAGE! MOVE IN OR INVEST!

This property is a real gem for a single person, retired couple or great for those wanting to get into the real estate market at this very affordable price.

Sitting behind a high picket fence this charming 1 bedroom cottage is full of surprises. Featuring a separate spacious living area with split-system air conditioning, good size kitchen with timber bench tops, pantry and electric cooking, meals area a door taking you to an extra space which can be used for an office or utilize for a separate laundry. The bedroom has a walk-in-robe, bathroom and french doors to a private balcony overlooking fruit trees. With natural light and neutral throughout only adds to the appeal and character. Other attributes –

- All weather front porch
- Block out blinds
- Garden shed
- Water tank
- 2 outdoor power points
- Fishing sink
- Carport
- Private backyard with fruit trees including mandarin, lemon, grapefruit, oranges and tangerines.

Within strolling distance to the park and boardwalk to the foreshore. Located only minutes to Grantville shops which include a permanent doctor, chemist, ambulance depot, newsagency/post office, hairdresser, laundromat and cafes. Take bush walks through the Gurdies State Forrest which is adjacent to

1 bed 1 bath 1 carport 495 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2494
<b>Land Area</b>	495 m2

### Agent Details

Faye Bennett - 0409 803 605

### Office Details

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the Pioneer Bay. Easy access to the highway.

Private inspections only – you MUST have pre-approval or be unconditional buyers.

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.

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