



## 9/7 Panorama Drive, PRESTON BEACH, WA 6215

### INVESTMENT OPPORTUNITY + RETREAT DESTINATION

Tucked away in the scenic coastal retreat of Preston Beach, this spacious, fully furnished and family-friendly two-bedroom, two-bathroom townhouse is spread over two levels and offers the perfect getaway or staycation escape. It also presents a smart investment opportunity, with the flexibility to let the property to colleagues, friends or family when you're not enjoying it yourself.

Set within the sought-after Footprints complex, this hidden gem delivers the ultimate beachside lifestyle just over an hour from Perth and approximately 40 minutes from both Mandurah and Bunbury. FIFO workers will appreciate the ideal R&R setting-wake to the soothing sound of the ocean with pristine sandy beaches only a short stroll away.

Surrounded by manicured lawns, towering trees and resort-style amenities including a swimming pool and golf facilities, Footprints is a haven for relaxation and recreation. Enjoy peaceful walks around Lake Preston or fire up the barbecue for a picnic with family and friends-every day feels like a holiday here.

Inside, the townhouse features a light-filled open-plan layout seamlessly connecting the lounge, dining and kitchen. Step out onto the spacious timber deck and unwind with your favourite drink while the BBQ does the work.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P192110

#### SALE DETAILS

**Offers Over \$179,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

Fully furnished and equipped with modern appliances including a microwave, dishwasher, washing machine and dryer, this home is ready to enjoy from day one. Reverse-cycle air conditioning and ceiling fans throughout ensure year-round comfort, while access to the resort pool completes the ultimate coastal escape.

With the ability to occupy the property for up to 90 days at a time, your dream holiday retreat-or smart lifestyle investment-has never been easier to secure.

Land rates: \$1,852.00 pa\*

Water rates: \$321.48 pa\*

Strata fees: \$3835.61 per quarter\*

Built: 2008

Zoning: R15/30

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 88.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 2









