



**Unit 1, 28 Mitchell St, South Mission Beach**



## Coastal Renovation Opportunity with Stunning Ocean Backdrop !

- \* Elevated corner block with ocean views
- \* Duplex, shared with only 1 other owner
- \* Spacious floorplan over 2 levels
- \* Double lock up garage, room for a pool too !

Dust off your tool kit and get excited about renovating - This solid, well positioned half duplex with ocean views is on Mitchell Street with the stunning Elandra Resort, at the end of the street!

With a commanding street presence, unit 1 has the best corner position for ocean views. There's plenty of room on the front if a pool is a must have for your summer retreat or permanent home in paradise!

The apartment is extremely spacious but in it's original condition so inside is in need of updating! Bring your creative ideas, it has great bones and needs to be brought back to life !

Downstairs has a large living area, outdoor patio, 2 x small bedrooms, a laundry, bathroom and access to a double lock up garage. The carpets have just been pulled up and there's concrete on the floors. Polish up and cover the choice is yours!

Take the internal staircase upstairs where you'll find another large living area, full kitchen with brand new oven and cooktop, 2 large bedrooms with built in cupboards (1 with a box air-conditioner) and a central bathroom. There's an outdoor deck with ocean views from all upstairs rooms on the eastern side! Great breezes and good privacy too. The carpets have just been pulled up and I'm happy to report you have a timber floor to polish

🛏 4 🚿 2 🚗 3 📏 432 m2

<b>Price</b>	\$475k Renovate Me !
<b>Property Type</b>	Residential
<b>Property ID</b>	2866
<b>Land Area</b>	432 m2
<b>Floor Area</b>	208 m2

### Agent Details

Tania Steele - 0448 250 499

### Office Details

Tropical Property Sales  
Shop 2, 2-4 Stephens Street  
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07 4088 6880



up!

The ceiling fans have just been replaced throughout to get you started !

Renovators, be sure to inspect this one by appointment - Building and Pest Inspection Reports available upon request !

Marketed exclusively by Tania @ Tropical Property

Current Rates: Approx \$2100/6 months including water

Current Cody Corporate Fees: Approx \$2200/pa inc building insurance (2 lot scheme with shared insurance policy only !)

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