



9/42 Yates St 'Canopy', Nelly Bay



## Affordable Holiday Unit or Winter Getaway

'Canopy' is a boutique resort-style complex of just thirteen self-contained units set around a superb pool amongst lush tropical gardens. The property is ideally located just a short stroll to Nelly Bay beach and shops with buses dropping off at the end of the driveway direct from each ferry.

Live in or let out, the choice is yours. This unit would make an ideal weekender or can be let long-term at \$260-290 per week for a steady income.

The unit has a lovely covered deck overlooking the gardens and pool which has been enclosed with Crimsafe screens making another room, adding privacy and security yet still feeling like an open deck. Sliding doors from the deck bring you into the open-plan living area with a double height A-frame ceiling providing a spacious feel. The kitchen is fully equipped with electric cooktop, oven and dishwasher and the dining area fits nicely between the lounge and kitchen.

The bathroom has a shower over the bath, vanity, linen closet and separate toilet and laundry. A cupboard under the stairs is perfect for locking up personal belongings if you choose to holiday let when you are not there.

Upstairs, there is a spacious air-conditioned mezzanine master bedroom with polished wood floors, wardrobe and surrounded by louvre windows making it lovely and cool all year round.

Low Body Corporate fees: approx \$3700 p.a.  
Council rates: approx \$3000 p.a. inc water

1 1 1 1 70 m2

<b>Price</b>	SOLD for \$185,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1104
<b>Land Area</b>	70 m2

### Agent Details

Alex Strens - 0429 079 429

### Office Details

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Contact Alex to arrange a private inspection by appointment.

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