



140/26 Sharpe Avenue, **Pegs Creek**

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### Easy Living with Ocean Views

Pelago East Complex on the 4th floor, this 1 bedroom 1 bathroom home oozes appeal with access to below ground swimming pool, spa, gym, sauna, games area with pool tables and BBQ's. Modern conveniences at your front door. Right in the town centre its easy access to restaurants, bars & shopping. Master bedroom with ensuite and built in robes, split system air conditioning throughout.

#### Key Features Includes:

- Open plan living area, with private balcony & view over ocean
- Modern Kitchen with Stainless Steel finish appliances
- Modern Bathroom with stylish finishes
- Bedroom with mirror build in robes
- Under cover secure parking, 5m 2 storage area & Designated Car Bay

Current market lease value is \$450 but is leased for \$1150.00 until 15th November 2018. Profit rent currently is \$700 per week . Strata fees are approx \$130.31 pw approx. Reserve fund approx \$8.7 pw inc. Unit is 49 m2, balcony is 18 m2

Disclaimer: First National Real Estate Karratha takes every effort to ensure the information provided on this property is deemed to be correct, it cannot be guaranteed. Measurements quoted are approximations and are not guaranteed with the approved floor plan. Reference to a location feature does not guarantee availability of that particular feature. Prospective buyers should make their own enquiries as to the reliance on the accuracy on this information in making their purchasing decision. Further enquiries are welcome.

**all offers considered**

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