

## Low Maintenance Townhouse with Ocean Views

\$880,000 - \$940,000

Please contact Helen or Oliver to register for an inspection

Perfectly positioned in a centrally located complex close to Ocean Shores Golf Club, beaches and shopping centre is this 3-bedroom, 3-bathroom townhouse with peaceful ocean views.

Expanding across 2 levels the ground floor encompasses a single garage with storage space and a spacious bedroom with built in robes and private ensuite.

Upstairs is the open plan living, dining and kitchen. The kitchen is tidy with ample storage space and looks over the living and dining areas. Opening through large doors from the living area is a north-facing balcony with sweeping ocean views and is the perfect place to enjoy your morning coffee while admiring the views out to Julian Rocks.

Upstairs also features 2 bedrooms, one includes a private ensuite with access to the deck and there is also an additional shared family bathroom.

Outside features an easy-care paved courtyard plus lock-up garage with additional common parking spaces available. Onsite is a resident only pool which is the perfect space to relax and cool down on a hot summers day.

In a fantastic location close to the beach, Country Club, shops, cafes and just 20 minutes to Byron this low maintenance property has potential to modernise and refresh or enjoy as is! Contact Helen or Oliver today to arrange a private inspection.

### Features:

- Ocean views out to Julian Rocks from north-facing balcony
- Single lock up garage
- Easy care courtyard



**Oliver Aldridge**

Sales  
0421 171 499



**Helen Huntly-Barratt**

Director | Sales  
0412 332 232



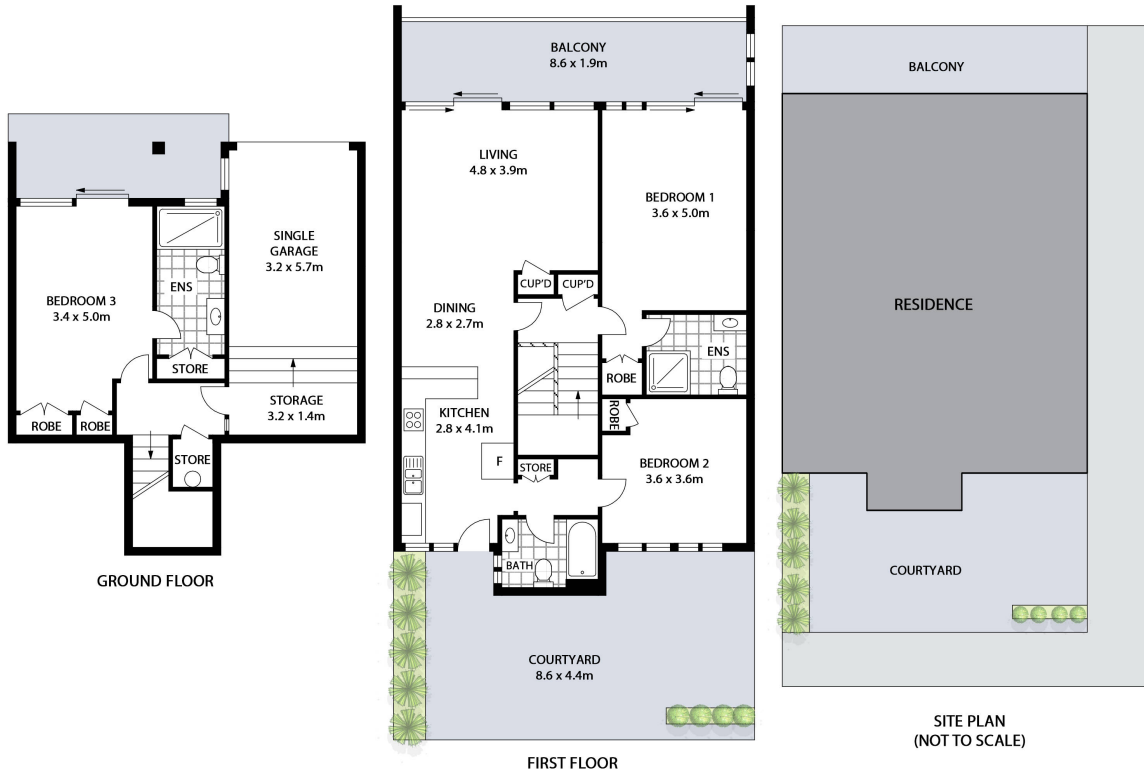
**First National Byron**  
The value of trust

**8/2 Langi Place, Ocean Shores NSW 2483**

Unit: 3 beds 3 baths

Residents Only swimming pool  
Convenient location

Council Rates: \$3,009.50 p/a



8/2 LANGI PLACE, OCEAN SHORES

INTERNAL: 153m<sup>2</sup> | EXTERNAL: 54m<sup>2</sup>

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Floorplan as illustration only – all figured dimensions approximate – do not scale – no liability accepted

