

# AMBER WERCHON

PROPERTY · PEOPLE



## 12 Gerrybell Street Golden Beach QLD

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Another SOLD By Daniel Mendes

Amber Werchon Property presents to the market 12 Gerrybell St, Golden Beach. This property offers a unique opportunity for an astute investor to snap up this property that is returning more than \$60k per annum on a prime parcel of land just 400 metres from Golden Beach.

Currently tenanted, the property has been divided with communal areas including a modern shared kitchen and laundry, covered outdoor entertaining area, inground pool, grassed front yard with established gardens, and off street parking for four vehicles.

Downstairs, there are two 1 bedroom units, both with a

[For full version visit the website](https://www.amberwerchon.com.au)

**Type** : House  
**Price** : \$1,143,000.00  
**Building Size** : 216 sqm  
**Land Size** : 612 sqm  
**View** : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/golden-beach/residential/house/7440784>



**Daniel Mendes**  
0422 899 277



**Fabiana Papahatzis**  
0427 774 289

<https://www.amberwerchon.com.au>



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## 12 Gerrybell Street, GOLDEN BEACH

INTERNAL: 216m<sup>2</sup> EXTERNAL: 173m<sup>2</sup> TOTAL: 389m<sup>2</sup>

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser [www.fratterphoto.com](http://www.fratterphoto.com)

