



## 4/42-46 Bath Street, MONTEREY

### Unpolished Diamond

Take a step back in time and view this rough diamond, 1st time offered in 40 years.

A character packed completely original north facing villa at the back of the block offers 2 huge bedrooms, separate dining, an ample natural light filled lounge room with log fire for the cold winter nights and convenient access to the large wrap around courtyard. Located (300m) to Lady Robinson's beach Featuring a large original bathroom with a bath tub and separate toilet.

The internal laundry offers direct access to the outdoor area. A must to inspect!

- ☑ 2 large double bedrooms
- ☑ Privacy due its back position
- ☑ High ceilings throughout
- ☑ Scope for improvement- add your own personal touch
- ☑ Tidy and well maintained complex of 8.

**PRICE GUIDE:** \$705,000.00

Area: 120 m2  
 Council Rates: \$287.00 p.q.  
 Water Rates: \$147.00 p.q.  
 Strata Levy: \$2,422.00 p.q.



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Please note: All stated dimensions are approximate only.  
Particulars given are of general information only and do not  
constitute any representation on the part of the vendor or agent.