

Sold



35 Menzies Drive, Pacific Paradise



## Walk to shops, cycle to beach

The lifestyle in this location doesn't much easier. Shops, services and primary school in the same street. Mudjimba's patrolled surf beach a level 10 minutes bike ride. A high level of privacy combined with convenience like this is a rare find. Recently renovated and high-set means the house itself has plenty to offer too.

- 3 bedrooms, 2 bathrooms, double garage
- Connecting deck area to open lounge/dining
- Modernised kitchen & both bathrooms
- Home completely redecorated indoors and out
- Updated flooring, ceiling fans & fitted wardrobes
- 2x garage, workshop/storage/bathroom downstairs
- One garage door has a remote controlled opener
- Fenced 546sqm section with established trees
- New colorbond fencing for privacy & security
- High-set home means more yard for family/pool
- Vehicular access to back yard via side fence
- Walk to shops/school & new \$2mil village centre
- Quality tenant in place at \$430pw until 30 July 2018
- Ideal home or easy investment with a bright future

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1660
<b>Land Area</b>	546 m <sup>2</sup>
<b>Floor Area</b>	176.51 m <sup>2</sup>

### Agent Details

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### Office Details

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The double garage and open area provides plenty of secure storage and workshop space. The potential to do more with the lower level of the home is increased by having a second bathroom already installed. The house is built across the block too leaving a large back yard ideal for a pool or just plenty of space to enjoy. If you want a quality location without feeling cramped this property is well worth seeing.

Investment information:

Current permanent rental return: \$430pw (\$22,360pa) until 30 July

Rates & Water: Approx. \$2950/year

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