

Sold

45 Moomba Street, Pacific Paradise



## Wake up to this every day

Picking up wide water and park views from most of the home makes this one of the most tranquil settings you'll find anywhere.

- 4 Bedrooms, study, 3 bathrooms, good size separate living
- Spread over two levels ideal for guests or a live in relation
- Very large covered outdoor area with excellent water views
- Updated kitchen, bathroom fittings, flooring and decorating
- Side access for a boat/van, internal garage and carport
- Walk to school, shops and restaurants. 2km to beach
- 12m wide park strip between the house and waterway
- Access to Twin Waters canal and huge recreational lake
- Drop in the surf ski or cast a line from your back door
- Double brick, solar HWS, water tank, insulated, efficient lighting

Perfectly maintained with several updates means nothing to do but enjoy the lifestyle that's on offer.

Investment information:

Current permanent rental return: \$23,920/year (\$460/week)

Approximate Rates and Water charges: \$2300/year

 4  3  3  546 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2288
<b>Land Area</b>	546 m <sup>2</sup>
<b>Floor Area</b>	232.25 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
07 5448 7700



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.