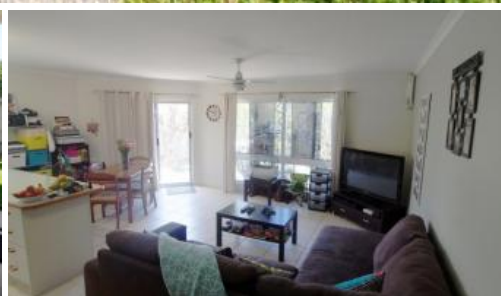


Sold



1, 11 Glen Court, Marcoola



## Beach duplex

Situated two just streets back from Marcoola's pristine surf beach. This good size 2 bedroom duplex offers lots of living indoors and out, large bedrooms and fenced private courtyard.

- 2 bedrooms, 1 bathroom, single garage
- Large open living, covered outdoor area
- Good size bedrooms (built in wardrobes)
- Fenced courtyard suit family and pets
- Only one neighbour means peace & privacy
- 250m to the surf beach with 10km of shoreline
- Walk to local shops, transport & restaurants
- Low maintenance indoors and out
- Internal garage. Updated bathroom
- No body corporate fees (insurance only)
- Quality tenant already in place

Being one of only two units in the complex means house like privacy without the hassles of maintenance. Quiet cul-de-sac position yet shopping, restaurants, transport and the beach are all close at hand. Ideal home or easy investment property in a location with a big future.

 2  1  1

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2433
<b>Floor Area</b>	92.90 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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



Investment information:

Estimated Permanent Rental Return: \$310/week

Rates & Water: Approx. \$2600/year

Body Corp. Fees: Approx. \$820/year (insurance only)

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.