

Sold



1, 39 Nungo Street, Pacific Paradise



## Position and potential

Rare 3 bedroom duplex on the beach side of David Low Way is a great find on its own. Combine that with the potential of modernising this sought after property type and you have means you have struck something special.

- 3 bedrooms, 1 bathroom, internal garage
- Air-conditioned open living area
- Built in wardrobes to bedrooms
- Fenced courtyard (pets by application)
- Liveable now, great base for renovation
- 2.5km to Mudjimba's patrolled surf beach
- Walk to local shops, school & medical
- Low maintenance brick exterior
- No outside body corporate/very low fees
- Tenant already in place at \$320/week
- One of only a handful of 3 bed duplexes

Location of course is still king, and this property offers a short walk to school, shopping, medical centre and transport. Mudjimba's patrolled beach is 10 minute bike ride (2.5km) and its 7 minutes in the car to Maroochydore CBD. As a home or an investment property this duplex ticks more boxes than most.

🛏 3 📶 1 🚗 1

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2435
<b>Floor Area</b>	102 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:

Current Permanent Rental Return: \$320/week

Rates & Water: Approx. \$2600/year

Body Corp. Fees: Approx. \$500/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.