

Sold



21 Yango Street, Pacific Paradise



## A duplex to impress

Looking to downsize but still want privacy and control of your home? Or maybe you're searching for your first property near the beach? Whatever your needs are this duplex is sure to impress.

Positioned in quiet side street, within walking distance of the village center, schools, and a short bike ride to Mudjimba's patrolled surf beach. As well as this fantastic location the home has been well maintained and set for a bright future.

- 2 bedrooms, 1 bathroom. Open lounge/dining off kitchen
- Recently updated undercover entertaining area
- Built in wardrobes and ceiling fans to both bedrooms
- Two-way bathroom and separate laundry
- Fenced courtyard provides space for a pet.
- Under-roof carport plus off-street parking for second vehicle
- Quiet street on the beachside of the main road
- 10-minute walk to shops/school. 2.5km to the surf beach
- Tidal canal at end of street for kayaking/canoes and fishing
- Bike ways, walking tracks and family friendly parks nearby

With just one neighbour in the complex and a self-managed body corporate/building

 2  1  1  256 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2495
<b>Land Area</b>	256 m <sup>2</sup>
<b>Floor Area</b>	102.19 m <sup>2</sup>

### Agent Details

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### Office Details

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insurance fees are kept to a minimum and there's more control of your investment. Enjoy the low maintenance aspects of a duplex as well as the potential to add value down the line.

Investment information:

Estimated Permanent Rental Return: \$460/week

Body Corp: \$1200/yr (building insurance only as self-managed/maintained)

Rates & water charges: Approx. \$3100/year

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