

Sold



2, 76 Karome St, Pacific Paradise



## Size and convenience

If you're looking to get into the market, or are thinking about downsizing though want to stay in a central location surrounded by good quality homes, then this duplex is well worth considering.

- 2 bed, 1 bath duplex two streets from the village centre
- Good size private garden for family and pets
- New back fence will be installed for new owner
- Direct access from garage into unit
- Separate lounge/dining areas, good size kitchen
- 500m to schools, shops, cafes & medical
- Quiet side location. Quality homes surround
- 2.5km to Mudjimba's patrolled surf beach
- 10 minutes in the car to Maroochydore CBD
- High rental demand for investment purchasers
- Very convenient lifestyle an owner/occupier
- Potential to add value in a sought after location

 2  1  1  276 m<sup>2</sup>

|                      |                    |
|----------------------|--------------------|
| <b>Price</b>         | SOLD               |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 2579               |
| <b>Land Area</b>     | 276 m <sup>2</sup> |
| <b>Floor Area</b>    | 102 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 new village centre is just a ten minute walk, putting shopping, school and services within easy reach. It's around 10 minutes cycle to the beach and the same time in the car to the Sunshine Plaza. This home is an ideal full time residence with

the flexibility to lock up and travel with confidence.

Investment information:

Current permanent rental return: \$360pw

Body Corporate: \$1200/year (insurance only)

Council Rates & water charges approx. \$2850/year

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.