

Sold



2 Princess Drive, Bli Bli



## Position and potential

Spending more time in the car has become the status-quo for most of us. Wouldn't it be nice to think once you were home you could walk to everything you need? This is the convenience that people living in the original Bli Bli village enjoy every day. Combine the location with the ability to add your own personal touches and you have a stand-out home in a great spot.

Full size 776sqm corner block, plus a double shed as well as an internal single garage has all your workshop and storage needs covered. Even though most of the house is original its very liveable now and bursting with future potential.

- 3 bedrooms, 1 bathroom, air-conditioned lounge/dining & main bed
- Enclosed pergola/Queenslander room adds more living space
- Built in wardrobes. Ice making fridge in kitchen included
- Internal access to the single garage on the house
- Separate double shed ideal for additional secure parking/workshop
- 1.5kw grid connected solar keeps power bills to a minimum
- 776sqm block is a great size for family and pets
- Corner block means privacy + potential side access boat/caravan
- Handy to schools, shops/medical services. Easy commute to work
- Sturdy brick and tile construction. Perfect base to modernise & add value

 3  1  3  776 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2628
<b>Land Area</b>	776 m <sup>2</sup>
<b>Floor Area</b>	130 m <sup>2</sup>

## Agent Details

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## Office Details

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At 1km to River Point IGA, medical centre, cafes and specialty shops one way, and not much further (1.5km) to Bli Bli primary school you can leave your car at home. If you do feel like a short drive you can throw the stand-up paddle ski on the roof or hook up the boat and launch into the river at the public boat ramp just up the road. Getting to work is a sinch too. 10 minutes to Maroochydore's new CBD, 30 minutes to Noosa, and an easy connection to the Bruce Highway for longer journeys. There is a great opportunity on offer here, just needs you.

Investment information:

Estimated rental return: \$480pw

Council Rates & water charges (approx. combined): \$3050/year

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