

Sold



2, 25 Menzies Drive, Pacific Paradise



## Simplify and smile

Whether you're considering a downsize and don't want to lose your privacy, or your life is too busy to allow for full house size maintenance, then a duplex is something that might be able to deliver on what you're looking for. No outside body corporate means increased control and very little in the way of yearly costs. What makes this duplex unit different from others is the oversized courtyard and the centre of village location.

- 2 bedroom/1 bathroom low-set duplex unit located in the village heart
- Internal single garage. Original/serviceable kitchen/bathroom
- Large, fenced courtyard/increased privacy. Safe play area for pets
- May even offer room for a future pool or the dream outdoor area
- 2 minute walk to Coles shopping complex & the North Shore Tavern
- Medical Centre, Veterinary, dentist & transport all close at hand
- Opposite the Primary School and park land. Only 2 units in complex
- Off street parking for a second vehicle. Permanent resident next door
- Self-managed Body Corp. Shared building insurance the only joint cost

In the same street as the village centre means easy access to everything you need. There's public transport here too and only a short drive over the river to Maroochydore's rapidly evolving CBD. Mudjimba's patrolled surf beach is just down

🛏 2 📶 1 🚗 1 🏠 318 m<sup>2</sup>

<b>Price</b>	SOLD for \$551,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2641
<b>Land Area</b>	318 m <sup>2</sup>
<b>Floor Area</b>	92.90 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

Michael Crichton - 0448 799 178

### Office Details

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



the road. If convenience and independence are important, then this home needs to be at the top of your list.

Permanent rental estimate: \$420/week

Council rates & water charges: Approx \$2950/year (combined)

Self-managed Body Corporate fees: \$870/year (building & liability insurance cost)

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.