

Sold



20 Taylor Tce, Marcoola



## Walk to beach, bright future

\*Call/email us to arrange a private walk through inspection of this property.

This small community of homes nestled between the Sunshine Coast airport and Marcoola's pristine shoreline could well be the last Sunshine Coast suburb offering a walk to beach lifestyle at a price that is still within reach. In recent years the council has invested in beautifying the village centre and boulevard

- 3 bedroom/1 bathroom brick home 700m from the surf beach
- Late 1980's construction and in great condition for age
- Living connects to covered outdoor entertainment area
- Slate & tiled flooring. Built in wardrobes to all three bedrooms
- Kitchen has been updated in recent years, original bathroom
- 2x carports, dual driveway access for additional vehicles/boat/van
- Backing onto airfield means no neighbours behind
- Front fence/gates make for easy access and increased privacy/security
- Easy walk to beach and village centre. Cycle to school/major shopping
- Quick commute to Maroochy CBD and the Sunshine Plaza
- Local industry and airport expansion attracting jobs/people from afar
- Excellent long term tenant in place until January 2021 (\$400pw)

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2701
<b>Land Area</b>	551 m <sup>2</sup>
<b>Floor Area</b>	121 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

### Office Details

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Even though this home is largely original, the low maintenance brick exterior and zinc-alum roof has stood up well over the years. There's plenty you could do here to improve the property even further, though at the same time it's very livable now with a quality tenant already in place. Prices like this won't last forever. Secure your future today.

Investment information:

Rates & water charges: Approx. \$3150/year

Current permanent rental return: \$400/week (until January 2021)

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This includes the ability to sign contracts without printing or scanning (click/tap to sign)

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