



26 Taylor Tce, Marcoola



## Fire sale

If you're a builder or tradesperson this is a once in a lifetime opportunity. The upper level of this home has been damaged by fire. The lower level of the house remains intact and there's a 6m x 9m shed onsite as well as an in-ground swimming pool and double carport adding instant value on restoration.

- Walk to beach 610sqm residential block
- Backs onto airfield no neighbours behind
- Views over airport to the hinterland
- Upper level house fire damaged/non-habitable
- Downstairs 2 bed, 1 bath kitchenette still intact
- 6 x 9m shed, 2x carport & in-ground pool onsite
- 500m to beach, 10 min drive to CBD
- Renovate existing home or build new
- 500m to beach, local shopping & transport

Make no mistake work is required to bring this home back to its former glory. However the owners of this property are extremely motivated and want all offers presented. This property WILL sell. This part of Marcoola is rapidly getting discovered as the last affordable walk to beach suburb on the coast and this is a chance to get into the market at the ground floor. For those with a clear vision and no fear of hard

 4  2  4  610 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2741
<b>Land Area</b>	610 m <sup>2</sup>
<b>Floor Area</b>	223 m <sup>2</sup>

## Agent Details

Tony Brown - 0411074022

## Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
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work this is an incredible opportunity.

Investment information:

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

Estimated permanent rental return (once repaired) \$520pw

Tender Information:

Unconditional offers over \$350,000 are invited (i.e. not subject to finance approval or building/pest inspection).

Any interested party is welcome to carry out their own inspections/investigations of the property prior to offers closing

Offers close 4pm Wednesday 1st of May 2019.

All offers remain confidential until handed to the owner on the tender/close of offers date.

For more information call Tony 0411074022 or Michael 0448 799 178

You can also email us at [tony@mnsr.com.au](mailto:tony@mnsr.com.au) or [Michael@mnsr.com.au](mailto:Michael@mnsr.com.au) for an information package

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