

Sold



2, 7 Lerner Street, Pacific Paradise



## Make a new start

Whether you're looking to downsize, tired of renting or just want to simplify your life a little, a duplex is often a hard package to beat. House-like room sizes and privacy, with only one neighbour and no outside body corporate keeps bills low and puts you in control. Heart of the village too, so just a few minutes walk to school, shops, café's and tavern. This is also one of the larger floor plans built in the area. While much of the property is original, the oversized open living/kitchen provide options to modernise and create a standout home with more furniture and layout possibilities compared to most homes in this price range.

- 2 bedroom, 1 bathroom, large open living area off kitchen
- Built in & walk in robe to bedrooms, 2-way bathroom to main bed
- Air-conditioning to lounge/dining. Fenced courtyard/established garden
- Covered pergola plus front verandah provide plenty of outdoor space
- 100m to the shopping/medical/school. Bus stop three doors away
- 1.25KW grid connected solar PV keeps energy bills to a minimum
- 2.1km to Mudjimba's patrolled surf beach and the buzz of the esplanade
- Low maintenance brick exterior and colorbond roof
- Floating timber floor system to living/kitchen and walkways
- No outside Body Corporate means fewer bills and greater control

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2757
<b>Floor Area</b>	121 m2

### Agent Details

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Long term permanent neighbours surround, providing a sense of stability and security. Whilst any work here would certainly add value, the property is move in ready. The low-maintenance aspects of this home, and central location mean there's time to hang up the car keys and walk around the corner for coffee. Alternatively, jump on your pushbike and be on the beach in minutes. Reducing your carbon footprint has never felt so good!

#### Investment information

Estimated permanent rental return: \$420/week

Council rates & water charges: approx \$3100/year

Self-managed Body Corporate fees: \$806/year (building/public liability insurance only)

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