







## An investment in lifestyle

Quiet cul-de-sac comprising of only a handful of homes in one of the most soughtafter streets on the beach side of the main road. Add generous room sizes, an internal garage, plus a house sized garden and it's easy to see why properties like this are so tightly held.

- -Large 2 bedroom/1 bathroom duplex. Air-conditioned living
- -Quality tenants in place until end January 2023 at \$385/week
- -Connecting covered outdoor entertaining area
- -Good size original kitchen. Integrated storage throughout
- -Walk in robe to oversized main bedroom. 2 way bathroom
- -Fenced courtyard surrounds all three sides of the home
- -Garden view from every room. Only one immediate neighbour
- -Garage with internal access. Off street parking second vehicle
- -Low-maintenance brick exterior. Colorbond roof
- -Footpath easements link street to school & village centre
- -Easy/level walk to medical, cafes, Coles and Tavern
- -Cycle to Mudjimba beach. Quick commute to Maroochydore

The short street brings with it a sense of community and security. Almost no passing traffic creates a family and pet friendly environment. When it's time to head to the shops or grab a coffee it's a leafy 7 minute walk. Level 10 minute bicycle ride to the



Price SOLD for \$625,000

Property Type Residential

Property ID 2979
Land Area 330 m2
Floor Area 159 m2

## **Agent Details**

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patrolled surf beach, and the same time in the car to the CBD and the Sunshine Plaza. If you're looking for freedom without sacrificing privacy/independence, or an investment that offers A+ tenants and an immediate return, then this property needs to be at the top of your list.

## Rates & rental information:

Current permanent rental return: \$385/week (leased until 24 Jan 2023)

Approx. water and council rates (combined): \$3050/year Body Corp. fee (building insurance only): \$1064 (approx)

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