

Sold



33 Menzies Dr, Pacific Paradise



## Village people

For the kind of person that likes to have everything they need at their fingertips. Or perhaps you're someone wanting an investment property located in a premium village centre location? Either way this home needs to be on your list. Same street as the School, Coles Shopping Centre and medical services, yet far enough away to ensure peace and privacy. The home itself has plenty to offer. Extensive living spaces indoors and out, in-ground swimming pool and separate shed/man cave or dream workshop.

- 3 bed/1 bath. Large living areas (air-conditioning)
- Tiled outdoor entertainment areas front and rear
- Magnesium inground swimming pool
- Carport. Off street parking for two additional vehicles
- Character home. Colonial style timber exterior
- Separate shed is lined with power and lighting
- Shed could be used as home office. Excellent storage
- Shops/school/cafes/tavern/medical all under 5 min walk
- Easy commute to Maroochydore's new CBD

Tenant in place means an instant return and options for the future. The beach is handier than you might think. Ten minutes by bike puts you at Mudjimba Surf Club and esplanade cafes/restaurants. There's also a choice of nearby golf courses, as

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<b>Price</b>	SOLD for \$749,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2982
<b>Land Area</b>	546 m2
<b>Floor Area</b>	180 m2

## Agent Details

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## Office Details

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 maroochy north shore Realty

well as boat ramps and hiking/cycle trails. Quality development, established trees and nature reserve surrounds. Come see for yourself what the North Shore has to offer.

Rates & rental information:

Estimated permanent rental return: \$610/week

Approx. water and council rates (combined): \$3050/year

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