

Sold



54 Keith Royal Dr, Marcoola



## Two homes for the price of one (duplex pair)

Double your investment return, or move in and live the beach life with the bonus of a regular income. Good separation and large fenced yards mean options for children and pets. Old school beach house design brings the character of timber floors and raked ceilings to life. Both units offer plenty of living space indoors and out, as well as a high level of privacy.

- Rare single title 2 x 2bed/1bath unit complex
- One set of rates/outgoings. Dual living/income
- Large internal living spaces. Covered deck areas
- High and raked ceilings. Recently redecorated
- Air-conditioning in both units. Updated appliances
- Each unit has separate entry & fenced garden
- Room to widen driveway/install car accommodation
- 3 minute walk to surf beach & licensed venues

Situated 250m from the beach, local shops/cafes and transport puts everything within easy reach. There's a park in the street, plus walking and cycle tracks heading north and south along the beachfront. 12 minutes drive puts you at Maroochydores rapidly evolving CBD for major services, or just an easy commute to work. If you'd like to jump start your beach move or are searching for a solid investment with great long-term potential, it's time to take a look...before someone else does.

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<b>Price</b>	SOLD for \$850,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3017
<b>Land Area</b>	546 m2
<b>Floor Area</b>	240 m2

### Agent Details

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### Office Details

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Rates & rental information-

Unit 1 rented: \$410/week (lease 9/8/2023) Unit 2 rent appraisal \$470/week

Council Rates and water charges (approx. combined): \$5400/year

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