



Unit 1/47 Menzies Dr, Pacific Paradise



## Talk of the town

Recent years have seen duplexes become more popular than ever. For good reason. Busy people needing location and privacy, downsizers wanting a low maintenance travel base, first home buyers looking to start in a premium location, investors seeking to set and forget. A duplex caters to anyone who rates lifestyle over chores and wants the peace of mind that comes with purchasing in an area with a proven track record.

With only one immediate neighbour and a few minutes walk to the local school, village centre shops, Coles, medical services and public transport means car ownership is a secondary need. An 8 minutes bike ride takes you to the patrolled surf beach, esplanade cafes and the coastal pathway for the times where you just want to see where the day takes you.

This duplex doesn't just boast location. It also offers two good size bedrooms, air-conditioned open plan living, covered outdoor area and plenty of private courtyard for family and pets. In "move-in" ready condition with updates to flooring and lighting. Single carport connects directly to the home and there's off-street parking for a second vehicle.

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<b>Price</b>	SOLD for \$700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3136

### Agent Details

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Time to take a look at what all the talk is about.

**Property brief:**

2 bed/1 bath duplex unit

Open plan living off kitchen

Air-conditioning & ceiling fans

Crimsafe insect mesh/screens

Energy efficient led lighting

Covered outdoor area

Fenced garden/private yard

North facing for light and breezes

2.3km to beach & esplanade

7 minute walk to village centre

500m to school/Coles/medical

Quiet street. Quality homes surround

Self-managed body corporate

Insurance the only ongoing shared cost

Lower bills & more control

Easy to live in, easy to let out

**Rates, levies and rental information:**

Council rates and water charges (combined): \$3500/year approx.

Body Corporate (self-managed/insurance only): \$1,025/year

Rental appraisal (permanent): \$580/week

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