

Under Contract



20 Parkland Dr, Pacific Paradise



## The easy choice

A comfortable home in a central location just makes sense. In this case you can add the benefits of low maintenance, peace and privacy too. Established gardens and in-ground swimming pool complete the picture of a property you'll be glad to call home.

3 bedrooms plus purpose-built study/media room means space for family/guests and your home office. Air-conditioned open living connects to covered poolside pergola, and updates to interior paint, appliances and decor leaves nothing to do but move in and start your new life. Internal 2 x garage has (remote electric door opener) and gated side access for your boat or caravan. Features like energy efficient lighting, grid connected solar power and gas stove/hot water keep energy bills to a minimum.

Mature Sunshine Coast native plants provide a green outlook from almost every window, and just 2 doors down from the park means plenty of play area for family and pets. Two streets from village centre. Just 10 minutes walk to school, Coles, medical services and local cafes/tavern. Mudjimba Beach is also nearby and only a short drive to Maroochydore's rapidly evolving CBD.

There's plenty to like about life here. Time to come see for yourself what your next

3 2 2 450 m2

<b>Price</b>	\$970,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3149
<b>Land Area</b>	450 m2
<b>Floor Area</b>	171 m2

### Agent Details

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chapter could look like.

### **Property brief**

3 bed + study/media. 2 bathrooms

Walk in robe & ensuite to main bed

Integrated storage throughout

Newly updated kitchen appliances

Tiled flooring throughout

Internal 2x garage (electric door)

Interior and exterior clothes lines

Ceiling fans. Energy efficient lighting

Café curtains & ceiling fan to pergola

New gas hot water service

Updated wc's, waterfall shower heads

Adjustable portico shade/privacy blind

Security cameras (mobile app)

Lawn locker. Saltwater pool

Sand filter & 2 speed pump (eco)

Pool cover and travertine surround

3kw solar PV & 5000L water tank

Tank connected to laundry & toilets

Easy care gardens, watering system

10 minute drive to Maroochy CBD

3km to the patrolled surf beach

Boat ramps & golf courses nearby

### **Rates and rental information:**

Council rates/water charges: \$3480 approx/year

Permanent rental appraisal: \$780/week

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