

Sold



41 Moomba Street, Pacific Paradise



Privacy, convenience & stunning water views

A small strip of green space (bank reserve) is all that separates this home from the Twin Waters canal. Extensive water views can be enjoyed from the house and garden. In excellent condition offering plenty of floor space as well as extensive outdoor living, purpose built workshop/garage and side access means this property will tick all the boxes.

- 4 bedrooms, 1 bathroom, tiled open living off kitchen
- Water views across the Twin Waters Canal, unrivalled privacy
- Perfect place to cast a line or launch your kayak for a quick paddle
- 546sqm block. Shed/workshop has granny flat conversion potential
- Separate toilet installed to shed and provision for a future shower
- Built in 1997, one owner and in excellent condition inside and out
- Good size rooms, plenty of integrated storage. Drive through side access
- Plenty of high clearance covered parking. Power/lighting to workshop
- Constant cool breeze through summer and warm sun in winter
- Gas stove/hot water and 1.5kw solar PV keep bills to a minimum
- Tank and town water plumbed to laundry to maximise water efficiency
- Gas outlet in the living area for a heater or future fire place
- Low maintenance brick with colorbond roof (insulated/batts)
- False floor and light to large loft storage in ceiling (standing room)

 4  1  4  546 m2

Price	SOLD
Property Type	Residential
Property ID	1668
Land Area	546 m2
Floor Area	167.22 m2

Agent Details

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- Dressed solid timber outdoor bar, decorative security to windows/doors
- School, shopping and village centre literally at the end of the street
- Perfect to move into as is, or modernise and create something amazing
- 5 min bike ride to the beach, a little longer in the car to Maroochy CBD

The house is aligned to one side which makes drive through yard access via the high clearance boat/caravan port possible. The other large carport out back doubles as the perfect entertainment area as it looks straight onto the waterway. Properties on the waterside of Moomba Street are a rare find at the best of times. To get one that's in better than ready to move into condition and still offers scope for the future makes this a stand out opportunity.

Investment information:

Rates & water charges: Approx. \$3150/year

Estimated permanent rental return: \$500/week

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