







# Invest in your future today

This home was completely refurbished to a high standard six years ago. This means it's a great home now and still offers scope for more improvements in the further.

- The ideal home or investment property
- 2 Bedrooms, air-conditioned open living
- Well equipped kitchen (storage/breakfast bar)
- Covered outdoor living area & fenced yard
- Side access/carport for small boat/trailer
- Remote double garage (power & lighting)
- Still room on the block for a future pool
- Easy walk to school/shops. Cycle to beach

Very central location. Two streets from the village shopping precinct, schools, entertainment and transport. This means a convenient lifestyle for you or your tenants. Mudjimba beach is only 10 minutes bike ride away (2.2km) and its five minutes in the car to Maroochydore's bustling CBD. Doesn't get much easier than this.

Investment Information:

Estimated permanent rental return: Approx \$17,160/yr (\$330/w gross)

## **□** 2 **1 □** 3 **□** 506 m2

Price SOLD

Property Type Residential

 Property ID
 2241

 Land Area
 506 m2

 Floor Area
 120.77 m2

#### **Agent Details**

Tony Brown - 0411074022

#### Office Details

Maroochy North Shore Realty 644 David Low Way Pacific Paradise, QLD, 4564 Australia 07 5448 7700



### Rates & Water Charges: Approx \$2300/yr

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