

Sold



58 Clematis Court, Marcoola



Secure your future today

Quiet side street just four houses from the esplanade. Private and direct path to the beach via adjoining walkway. This is the kind of property that invokes a great lifestyle today, and a big future tomorrow.

- 3 bedrooms, 1 bathroom, open lounge/dining
- Connecting covered outdoor entertainment area
- Original kitchen and bathroom (still serviceable)
- Fans and good size built in wardrobes/storage
- Bed 3 set up as rumpus (easily converted back)
- Sturdy brick and trim deck/color bond construction
- 100m to the beach, surf club and cafes
- Oversize 582sqm block provides lots of options
- Internal single garage and carport
- Plus side access to small car garage/workshop
- 10 min drive to Sunshine Plaza & 20mins to Noosa
- Tightly held enclave in a very sought after area
- Next opportunity like this could be sometime
- Leased at \$370/week until Dec 2014

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Price	SOLD
Property Type	Residential
Property ID	2272
Land Area	582 m2
Floor Area	139.35 m2

Agent Details

Tony Brown - 0411074022

Office Details

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One street back from the surf club means total privacy and no traffic noise, yet the

direct walkway access puts you on the beach in less than a minute. Make no mistake this is a dream beachside location and it's begging to be turned into something amazing!

Investment Information:

Current permanent rental return: \$19,240/yr (\$370/w gross)

Rates & Water Charges: Approx \$2500/yr

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