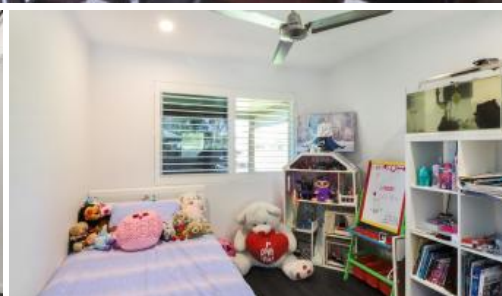


Sold



25 Menzies Drive, Pacific Paradise



Looking for more?

Built on a larger than standard allotment provides this duplex with a house sized garden. Really though this is just the beginning. Sizable, covered deck area with exterior blinds that convert the space to a separate family room, or it can be opened right up for natural light and breezes. The other end of the courtyard is defined by concrete seating and integrated fire pit. Inside the home has had plenty of recent updates too. Polished concrete floor to the lounge, new appliances/flooring and completely redecorated. Stainless security screens for peace of mind and the convenience of an internal lock up garage. Plantation shutters complete the scene bringing with them that classic beach house feel.

- 2 bedrooms/1 bathroom. Separate lounge and dining areas
- New flooring, updated lighting and painted throughout
- Built in robes to both bedrooms, air-conditioning and ceiling fans
- Over-sized fenced courtyard provides space for children & pets
- Only one immediate neighbour (long-term/permanent resident)
- Security screens and northerly aspect for breezes day & night
- 2 minute walk to school, shopping centre & the village centre
- Bike ride to beach, same time in the car to Maroochydore CBD
- Work indoors and out make this home move in ready
- Low maintenance living with house like privacy

2 1 1 318 m2

Price	SOLD
Property Type	Residential
Property ID	2279
Land Area	318 m2
Floor Area	139.35 m2

Agent Details

Tony Brown - 0411074022

Office Details

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



- Self-managed body corporate means low fees and greater control

The other unique feature is this property is bordered on two sides by council owned grass easements. This means only one immediate neighbour and an increased sense of space and privacy. The back fence unbolts making side access is possible for a boat or trailer. Located in the same street as the school and supermarket means everything you need is within easy reach. There are licensed venues nearby too, and just 10 minutes drive to the Sunshine Plaza. When it comes to entertaining friends over summer, or a quiet night in by the fire in winter this is an opportunity like no other.

Rates and rental information

Estimated permanent rental return: \$480/week

Council rates and water charges: approx. \$2950/year (combined)

Body Corporate fees: \$780/year

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