



2, 6 Amanda Avenue, Marcoola



## Beach house, without the house.....

Positioned just across the street from the beach entry, this refurbished duplex offers lifestyle in spades as well as comfort and convenience.

- 3 Bedrooms, 1 bathroom, open living & connecting deck
- Designer stone kitchen and first grade appliances
- Tiled living connects perfectly to covered outdoor area
- Large and very private child and pet friendly courtyard
- Low maintenance tropical landscaping & stone features
- Low maintenance brick exterior
- Self manage body corp. means extremely low outgoings
- Glass sliding doors/windows for natural light and air-flow
- Off street parking for second vehicle, boat or caravan
- Low maintenance living at its best
- Ideal holiday home or full time residence
- One of only two units. Easy walk to the beach & cafes
- Stylish inclusions and quality of life at an affordable price

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2287
<b>Land Area</b>	273 m2
<b>Floor Area</b>	1,114.80 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
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This is the ideal solution for those seeking a quality home with a high level of privacy, without the hassle of ongoing maintenance. The difference in way this property has been renovated makes it stand out in the crowd and really offers something unique

in this price range.

Investment information:

Estimated permanent rental return: \$16,120/year (\$310/week)

Rates and Water charges: Approx. \$2200/year

Body Corporate costs: Approx. \$800/year

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