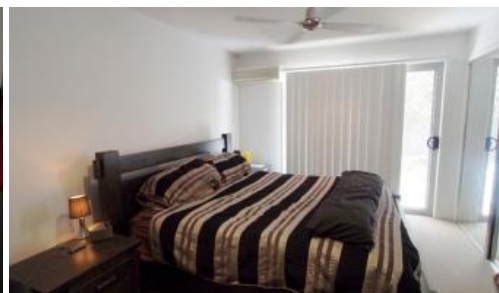


Sold

10, 26 Catalina Drive, Mudjimba



## Beach villa in gated complex

Situated at the eastern end this very well maintained complex of 26 units gives this property a unique feeling of space and privacy.

- 3 Bedrooms (main with walk in robe/ensuite)
- Large air-conditioned living area
- Covered outdoor area and large fenced yard
- Designer kitchen & bathrooms. Good storage
- Pets approved by application to body corp.
- Only 6 yrs old (good depreciation for investor)
- Small complex of 25 units. Shared pool area
- Modern fittings and fixings throughout
- Backs onto reserve, very private setting
- Ultra low maintenance indoors and out
- 800m to patrolled beach. 800m to shops/school
- Internal 2 x garage. Bus stop at end of street
- Gated/secure entry (vehicle and pedestrian)
- 7 Minute drive to Maroochydore CBD
- Reliable tenant in place at \$385/w til Feb 2015

🛏 3 🚿 2 🚗 2 🏠 80 m2

Price	SOLD
Property Type	Residential
Property ID	2319
Land Area	80 m2
Floor Area	195.09 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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



A great lifestyle as a full time home, and plenty of pluses for an investment owner as

well. Secure complex so you can travel with confidence and onsite manager means everything will still be looking great on your return.

Investment information:

Body Corp: Approx \$3280/year

Rates & Water: Approx \$2300/year

Current Rental Income: \$385/week

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.