

Sold



2 Richardson Street, Pacific Paradise



## Bullet proof investment, very handy location

Built in the 1970's this home has recently undergone extensive upgrades to help it through the next 40 years. Concrete block walls and upgraded zinc-alum roofing means the home is almost indestructible, providing a low maintenance lifestyle or solid investment property.

- Quality tenants in place at \$360/w to 18 Jul 2015
- 2 Bed + study/3rd bed home in the heart of the village
- Open living and large connecting verandah on 2 sides
- 2 x double bedrooms, 1 x single bedroom/study
- Updated flooring, painting, lighting & appliances
- Large windows bring the garden view into the home
- Raked ceilings add a feeling of space throughout
- Garage, laundry and store room all under roof
- Versatile floor plan allows for future extension options
- North East aspect, room for pool on the 637sqm block
- Fenced with established low maintenance landscaping
- Very handy location, yet still a private & quiet setting

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Price	SOLD
Property Type	Residential
Property ID	2346
Land Area	637 m2
Floor Area	120.77 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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The location just one street from the primary school, shopping centre, bowls club and restaurants means this is one of the most convenient places to live anywhere on

the coast. Mudjimba's surf beach is a 10 minute bike ride and the same time in the car to the Sunshine Plaza. Chance to secure a premium position and it's an easy step into the investment market.

Investment information:

Current permanent rental return: \$18,720/yr (\$360/week)

Rates and Water charges: Approx \$2600/yr

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