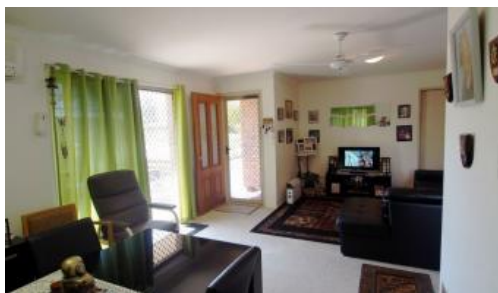


Sold



## Location + potential

2 bedroom duplex situated in a quiet side street on the beach side of the main road backing onto Twin Waters. Very handy to shopping, schools and medical centre. The internal fit out is predominantly original with excellent potential to easily modernise in this very sought after location.

- 2 bedrooms, 1 bathroom, internal garage
- Open living off kitchen, covered outdoor area
- Good size bedrooms (built in wardrobes)
- Only one neighbour means peace & privacy
- 2.5km to Mudjimba's patrolled surf beach
- Walk to local shops, school & medical
- Fenced rear courtyard (pet ok)
- Side street backing onto Twin Waters
- No outside body corporate/very low fees
- Quality tenant already in place

Great for people seeking house like privacy without the commitment of a full size property, or simply the perfect investment property in a location with excellent future growth prospects.

 2  1  1  200 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2391
<b>Land Area</b>	200 m <sup>2</sup>
<b>Floor Area</b>	102.19 m <sup>2</sup>

## Agent Details

Tony Brown - 0411074022

## Office Details

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



Investment information:

Current Permanent Rental Return: \$290/week

Rates & Water: Approx. \$2700/year

Body Corp. Fees: Approx. \$590/year (building insurance)

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.