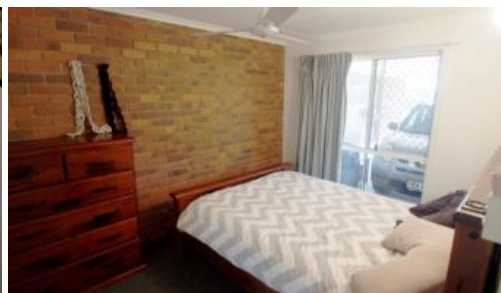


Sold



1, 45 Karome Street, Pacific Paradise



## First home, downsize or invest

Offering house like privacy and the low maintenance aspects of a unit, a duplex is the perfect solution for those looking to simplify. Duplex units are also a great first step into the market as they are affordable with very low ongoing body corporate costs and a much higher level of control than units larger complexes.

- \* 2 Bedrooms, 1 bathroom, private courtyard & carport
- \* Open living off kitchen connects to pergola area
- \* Separate laundry, low maintenance yard & gardens
- \* Extras inc: air-conditioning, solar hot water, fans & security screens
- \* Some updates, mainly in good original condition
- \* Covered access from the carport to the unit
- \* Only one neighbour for almost house like privacy
- \* Owners self managed body corporate, very low fees
- \* Easy walk to schools, shops, services & clubs
- \* 2.5km to Mudjimba's patrolled surf beach
- \* 8 Minute drive to Maroochydore CBD
- \* Level/flat walk to everything you need
- \* Quality tenant already in place at \$280/week

2 1 1 276 m2

Price	SOLD
Property Type	Residential
Property ID	2393
Land Area	276 m2
Floor Area	92.90 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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



The position just a short walk from local schools, medical and shopping centre make

it an ideal place to live or an attractive proposition to rent out. This property offers a comfortable convenient lifestyle at a price you can afford.

Investment information:

Rates & Water: Approx. \$2700/year

Current Permanent Rental Return: \$280/week

Body Corporate Fee(Insurance only): \$590/year

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.