

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

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2393
<b>Land Area</b>	276 m <sup>2</sup>
<b>Floor Area</b>	92.90 m <sup>2</sup>

### Agent Details

Tony Brown - 0411074022

### Office Details

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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

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