



7 Taylor Street, Marcoola



## The beach life within reach

Walking up the driveway is like stepping back into a childhood beach holiday memory. Four houses from the crossing to Mudjimba Esplanade and surrounded by established trees this seaside survivor offers everything that is great about a simple coastal existence.

- Solid concrete block construction, recently re-roofed (zinc-alum)
- 2 bedrooms, 1 bathroom, open living and connecting deck areas
- 350m level walk to the beach for a morning walk or a surf after work
- Established native gardens, very private from street (partially fenced)
- Extras include garden sheds & 1.5kw grid connected solar power
- Kitchen and bathrooms updated over time and still in good condition
- Room on the 526sqm block to add more home, pool or shed/workshop
- This level of pricing means making the move into a house is within reach
- Private no-through-road location easy walk to shops, restaurants & bars

Even though the house is in good condition for its age, there are still plenty of ways to add value. Lots of room on the land for a future extension shed or pool. Exposed sun decks could easily be covered to provide more living options outdoors. Five minutes walk to the beach, local shopping and transport means everything you need is right there.

2 1 1 526 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2509
<b>Land Area</b>	526 m2
<b>Floor Area</b>	102.19 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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Investment information:

Rates & Water: Approx \$2950/year

Current permanent rental return: \$360/week

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