

Sold



2, 4 Wales Court, Mount Coolum



## Bordered by mountain and sea

This townhouse is perfectly positioned between the national park and the unspoilt beaches this area is so well known for. A central location isn't the only plus here. Significant works mean the property now offers a modern comfortable lifestyle for you or your tenants. Well maintained complex and outside body corporate allows you to focus on enjoying everything this part of the world has to offer.

- 2 bedroom + study/3rd bed. 2 bathrooms (one on each level)
- Air-conditioned open living. Connecting private courtyard area (fenced)
- Walk in robe and private balcony to main bedroom. Updates to kitchen/bathroom
- Garage converted to multipurpose room (parking on on street)
- Small store room built behind garage door for bikes/tools (no designated parking)
- Quality tenants in place at \$530pw until June 2022
- 17minutes walk to beach (1.3km). 15 minute drive to Maroochydore CBD
- 450m level walk to Mt Coolum IGA, shops, cafes and services
- Two Golf Courses and Coolum Beach Surf Club/Esplanade 5 minutes away

Quality tenants already in place for an instant return. An abundance of natural light and air-flow along with connecting outdoor areas and good size rooms make this is the kind of property that's easy to call home. Still room to add a few of your own touches or simply enjoy it as is. Any way you look at it this home has more to offer

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|----------------------|--------------------|
| <b>Price</b>         | SOLD for \$549,000 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 2570               |
| <b>Land Area</b>     | 90 m2              |
| <b>Floor Area</b>    | 111.48 m2          |

### Agent Details

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### Office Details

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than most.

#### Rates & investment information

Current rental return: \$530/week (until June 2022)

Council rates & water charges: Approx \$2950/year (combined)

Body Corporate fees: \$3547/year

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