



## Stand alone beach villa

The design concept was to create a property that offers the privacy and control of a stand alone home with the low maintenance aspects of a unit. Recent updates and renovations mean this home delivers on lifestyle at every turn. Located opposite the beach, shops and restaurants makes this a position that's easy to enjoy.

- 3 bedrooms, 2 bathroom, 2 large living areas
- Connecting deck area to open lounge/dining
- Updates to kit/baths. Home fully redecorated
- Air-conditioning & several security screens/doors
- Integrated storage throughout & fitted wardrobes
- Downstairs: Living, bathroom, bedroom, kitchen
- Upstairs: 2 more bedrooms and bathroom
- Modernised flooring/painting/lighting/fitings
- One of only 2 fully detached beach houses
- Self managed body corp & high level of control
- No joining walls, shared driveways or interaction
- Complete privacy on your own section of land
- Secure remote sliding gate access
- 2 x Garden sheds and room for your boat/van
- Opposite beach, shops, transport & restaurants

3 2 2 273 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2595
<b>Land Area</b>	273 m2
<b>Floor Area</b>	176.51 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
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- Quality tenant in place until November 2018

Set back from the main road via a service laneway and once inside the front gate you could be anywhere. This home offers you or your tenant the perfect blend of privacy and convenience. If you have been searching for a beach house that won't take away your freedom, or an investment in an area that has room to grow then this property should be on your list.

Investment information:

Estimated rental return: \$450pw (\$23,400pa)

Body Corporate: \$735/year (building and public liability insurance)

Rates & Water: Approx. \$2850/year

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