

Sold



## Perfect investment or easy living

A quality tenant in place and situated in a central location handy to everything you need. This home will make an ideal investment property or the perfect low maintenance home. Duplex style building also means greater control and only one joining neighbour.

- Good size 2 bed floor plan, plenty of storage throughout
- Large open living (air-conditioned), well appointed kitchen
- Built in wardrobes and ceiling fans to bedrooms
- Secure, internal access to the motorised single garage
- North facing fenced courtyard with covered pergola area
- Established gardens, easy care home indoors and out
- Easy level walk to shops, school, bus and pharmacy
- Just 3.5km to Maroochydore's new CBD precinct
- Locale in demand now with great prospects for the future
- Total convenience. Very low Body Corporate fees

2 1 1 205 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2611
<b>Land Area</b>	205 m2
<b>Floor Area</b>	111.48 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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Bus stop is at the end of the street and just over 1km to IGA shopping centre, pharmacy and The Bridge Tavern. Regents Landing is also well known for its peace and privacy. With predominantly mature residents and set well back from the main

road there's a real feeling of community here.

Investment information:

Current Permanent Rental Return: \$320/week

Body Corporate approx: \$1560/year

Rates & Water approx. \$2850/year

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