

Sold

1, 5 Amanda Avenue, Marcoola



## Position and potential

This two bedroom duplex is bursting with untapped potential and is perfectly positioned within an easy walk of the beach, local shopping, restaurants and public transport. Only one neighbour makes it ideal for those seeking privacy and an easy renovation would transform this property into a stunning home.

2 bedrooms, 1 bathroom, single garage  
Open living area, space for future pergola  
Built in wardrobes to both bedrooms  
Only one neighbour means peace & privacy  
250m to the patrolled surf beach & shops  
Fenced rear courtyard (pet ok)  
Quiet side street, quality homes surround  
No outside body corporate/very low fees  
Ready to live in now and room to add value

The building represents a solid base for a renovation, and in one of the most convenient positions you'll find anywhere meaning a great lifestyle opportunity is on offer. This area is the last of the affordable walk to beach locations left on the Sunshine Coast, but for how long? A little hard work here will be well rewarded.

 2  1  1  276 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2632
<b>Land Area</b>	276 m <sup>2</sup>
<b>Floor Area</b>	111.48 m <sup>2</sup>

## Agent Details

Tony Brown - 0411074022

## Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
07 5448 7700

 maroochy north shore Realty

Investment information:

Estimated Permanent Rental Return: \$315-\$325/week

Rates & Water: Approx. \$2750/year

Body Corp. Fees: Approx. \$786/year (building insurance)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.