

Sold



1, 5 Amanda Ave, Marcoola



Get to the beach sooner

A duplex is a great step into the market and means you can afford to start living your seaside existence sooner than you think. Positioned just a few homes back from the beach/shops access laneway means 5 minutes walk puts you on the sand, in a coffee shop or at a restaurant. Public transport is just as close, and cul-de-sac position means very few passing cars, peace and privacy.

- 2 bedrooms/1 bathroom. Open living area and fenced front+rear courtyard
- Paved and grass garden offers room for a pet or family to play
- Options to add a covered outdoor area and still retain a good size yard
- Original kitchen/bath still fully serviceable. Built in wardrobes to both bedrooms
- Roof recently renewed (over entire complex). Garage perfect for bulky storage
- 300m to the surf beach, transport and a selection of local shops and services
- Quiet no-through-road. Long term permanent neighbours and sense of community
- Self managed body corporate means building insurance is the only shared cost
- Plenty of scope to modernise and add value, or simply move in and enjoy
- Almost house like privacy with less maintenance headaches and more freedom

Some of the property's fit out is still original, representing an opportunity to update and add instant value. Bigger jobs (like the new roof) have already been done which means you can buy with confidence. Being one of only two units in the complex

2 1 1 272m²

Price	SOLD
Property Type	Residential
Property ID	2638
Land Area	272 m ²
Floor Area	92.90 m ²

Agent Details

Tony Brown - 0411074022

Office Details

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



keeps shared bills low as well as a providing more control to each owner over their own property. This walk to beach precinct already has lots to offer from a lifestyle perspective with even more improvement still in the pipeline in the form of local and state government projects. Lock something great into your future now.

Investment information:

Current permanent rental return: \$315/w

Council rates & water Charges: Approx. \$2950/year

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.