

Sold



1107 David Low Way, Marcoola



## Designer built beachside living

Three streets from the surf and built to maximise everything that's great about living this close to the beach. Bright and airy living areas, large connecting decks and high set to catch the sea breeze. There's even a gate in the back fence to the beach walkway.

- 4 beds, study, large separate living areas
- North facing covered deck. 300m to beach
- Walk in robe and ensuite to main bedroom
- Air-con, ceiling fans & plenty of storage
- Purpose built office/study off entry/foyer
- Good size separate living for family/guests
- High quality beach friendly flooring
- Well appointed kitchen with walk in pantry
- Designer built in 2011. Newly redecorated
- Established gardens, fully fenced yard
- Secure/covered parking for 3+ vehicles
- High clearance for large boat/caravan
- Easement/beach walk way behind
- Energy and water efficient property
- Grid connected solar power (5kw inverter)

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2672
<b>Land Area</b>	546 m2
<b>Floor Area</b>	241.54 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
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- Water tank connected to toilets and laundry
- Extensive outdoor storage (5 garden sheds)
- Plans drawn up for addition of 1 bed unit above
- Private setting opposite conservation reserve
- Easy walk to surf club, cafes & transport
- 300m to surf beach and esplanade

The purpose built office and additional easy off street parking makes this property ideal for a busy family or home base business. Two wing design and separate living areas means plenty of room for everyone to find their own space. If you've been wanting to make the sea change and want something that offers a little more than most, then you might have just found your new home.

Investment information:

Estimated Permanent Rental Return: \$580/week

Rates & Water: Approx. \$3150/year

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