

Sold



2, 22 Maroochy Waters Drive, Maroochydore



## All in one place

Interested in a comfortable low maintenance home just a few minutes walk from everything you need? This 3 bedroom duplex offers house like privacy within easy reach of shopping, transport, medical centre and Bradman Avenue's river walk.

- 3 bedroom/2 bathroom duplex 250m level walk from local shopping/cafes/medical
- 450m to the Riverfront walk and bike way. Local parks and canal even closer
- Air-conditioning (heat and cooling) to open living area and main bedroom
- Low maintenance brick exterior. Established gardens provide privacy from street
- Self managed body corporate means low ongoing fees and greater control
- Newly updated carpet & interior paint, very good condition throughout
- Internal entry to home from garage. Generous/private fenced courtyard
- Loft above garage with false floor offers easy storage of bulky items
- Rear duplex unit means additional off street visitor parking and total privacy
- Possible side access and parking for a small boat or trailer
- Bus stop adjacent Maroochy Waters Shopping Centre (4 minute walk)
- One street from the river and canal front for cool breezes all summer long

Privacy from the street and fully fenced for pets. Only one immediate neighbour means greater control and security. Even though this property is easy to look after, it's still large enough to accommodate visiting family and guests when needed. Ideal

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2675
<b>Land Area</b>	300 m2
<b>Floor Area</b>	120.77 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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downsize or the perfect home for people wanting more time to enjoy everything this location has to offer.

Investment information:

Rates & water charges: Approx. \$2950/year

Estimated permanent rental return: \$420/week

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