

Sold



2, 38 Jarnahill Dr, Mount Coolum



## Inspired location meets versatile living

It's easy to be inspired by the majestic backdrop of Mount Coolum National Park, and even more so when it's the view from your front patio. Though the location is incredible, the real stand out here is the design and functionality of the home. There's space where you need it, plenty of privacy and it's so low maintenance you can lock up and leave with confidence.

- Large 3 bedroom/2 bathroom duplex with a focus on living indoors & out
- Lounge/dining connects to a huge split level deck enveloped by tropical plants
- No neighbour behind, plus established gardens for total peace & privacy
- Recent updates to paint/decore, kitchen, bathrooms and floors
- Well appointed kitchen offers plenty of bench/cupboard space & dishwasher
- User friendly kitchen servery makes the outdoor area ideal for entertaining
- Deck area is covered by an insulated fly-over roof for comfortable year round living
- Air-conditioning to the living area and integrated storage to the home & garage
- Good size bedrooms (built in robes). Low allergy timber and tile flooring throughout
- Other extras include stainless steel security screens and ceiling fans
- Less than ten minutes walk to the IGA shopping centre & public transport
- Same distance to a choice of beach, bush walks or cycle ways
- 2 premium golf courses and an abundance of native bird/animal life surrounds

3 2 1 320 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2687
<b>Land Area</b>	320 m <sup>2</sup>
<b>Floor Area</b>	157.93 m <sup>2</sup>

### Agent Details

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### Office Details

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Blending the best features of a full size home with the easy living aspects of a unit is a rare combination. Only one other neighbour in the complex means good separation and privacy. Self managed body corporate keeps bills to a minimum and provides greater control over your own property. Having one of the largest and nicest outdoor areas you'll find anywhere, as well as being super handy to shops and beaches means an enviable lifestyle. A property for those of us who like to have our cake and eat it too.

Investment information:

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

Body corporate fees (self managed): \$2000/year

Estimated permanent rental return: \$430/week

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