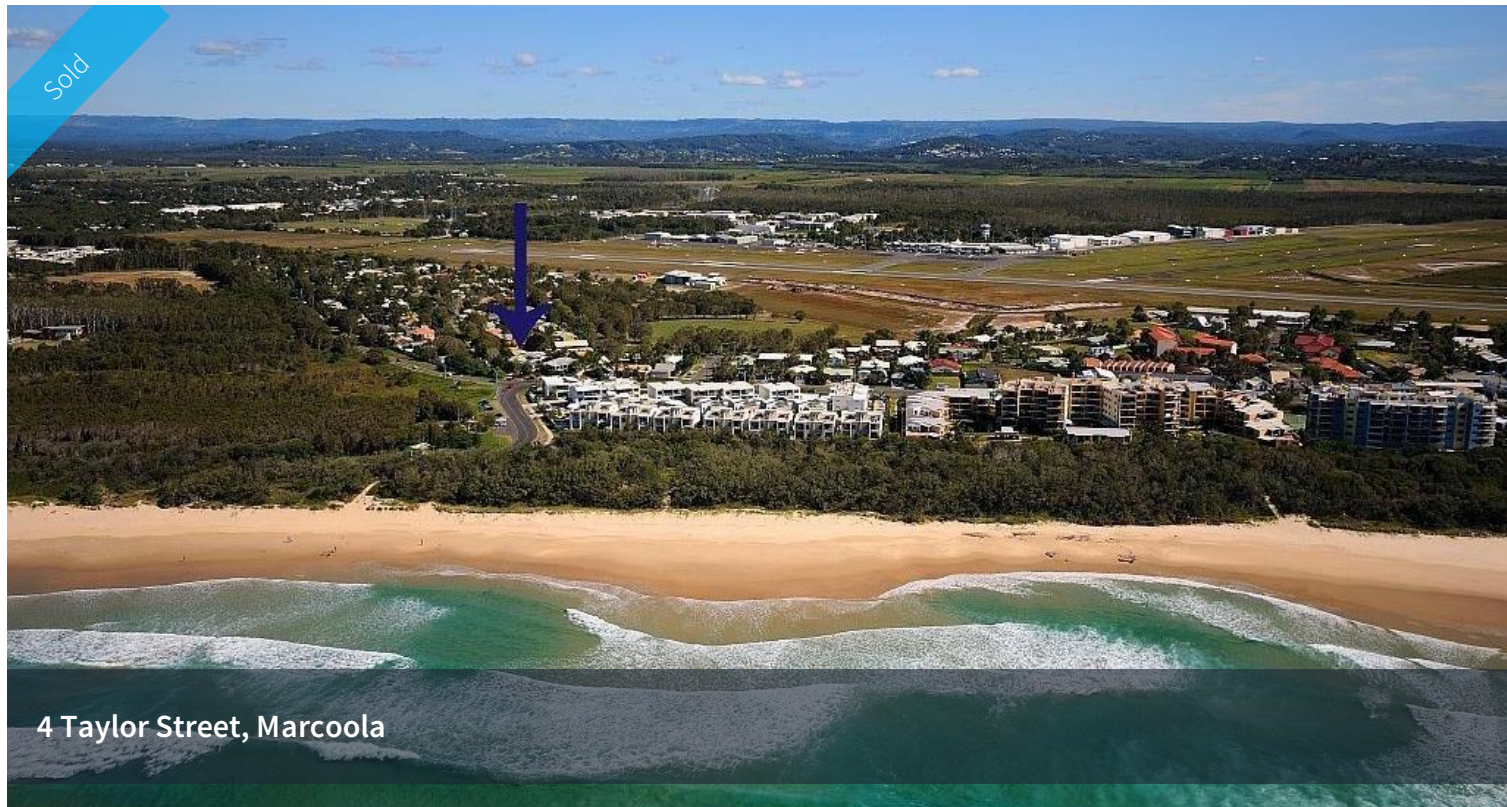


Sold



4 Taylor Street, Marcoola



Ultimate investment or home+air bnb

Three income streams provide superior cash flow and the position five minutes walk from the beach entry means excellent future growth prospects. It's also an amazing location as far as lifestyle goes, so this property would just as well suit an extended family or those wanting an air bnb business to supplement their mortgage.

- Blend of old beach house & designer living
- 2 x 2 bedroom units + 1 bed granny flat
- Private courtyards and covered decks
- Modernised kitchen and bathrooms
- Updated flooring/painting/lighting
- Covered parking for two vehicles
- Cross road to the beach entry (150m)
- 200m to shops, restaurants & bus stop
- High rental demand under 2% vacancy rate
- Ready to rent or move in immediately
- 5%+ net return (\$46,800pa gross income)
- Good growth prospects for the future
- Endless potential, very rare find

 5  3  2  551 m2

Price	SOLD
Property Type	Residential
Property ID	2707
Land Area	551 m2
Floor Area	204.38 m2

Agent Details

Tony Brown - 0411074022

Office Details

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



Whether you're living here or renting the units out, it's just a short walk to shopping,

restaurants and transport. Everything that your tenants need is within easy reach assuring longer term stays. The variation in the units also means the property will appeal to broad target market lessening vacancy periods and offering a flexible floor plan for an extended family moving in. No matter which way you look at it this property offers more than most. Secure your financial future today.

Investment information:

Estimated permanent gross rental return: \$900pw/\$46,800pa

Rates & Water: Approx. \$3450/year

Building insurance: \$1670/year

Power (supplied as part of rent): Approx \$5500/year

Tender Information:

Offers over \$610,000 are invited. Tenders close 4pm Tuesday 19 December 2017.

Offers can be subject to finance and building/pest inspection if required.

All offers remain confidential until handed to the owner on the tender date.

For more information call Tony Brown 0411074022 or email tony@mnsr.com.au

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.