

Sold



Unit 1, 6 Nungo St, Pacific Paradise



## An investment in lifestyle

Quiet cul-de-sac comprising of only a handful of homes in one of the most sought-after streets on the beach side of the main road. Add generous room sizes, an internal garage, plus a house sized garden and it's easy to see why properties like this are so tightly held.

- Large 2 bedroom/1 bathroom duplex. Air-conditioned living
- Quality tenants in place until end January 2023 at \$385/week
- Connecting covered outdoor entertaining area
- Good size original kitchen. Integrated storage throughout
- Walk in robe to oversized main bedroom. 2 way bathroom
- Fenced courtyard surrounds all three sides of the home
- Garden view from every room. Only one immediate neighbour
- Garage with internal access. Off street parking second vehicle
- Low-maintenance brick exterior. Colorbond roof
- Footpath easements link street to school & village centre
- Easy/level walk to medical, cafes, Coles and Tavern
- Cycle to Mudjimba beach. Quick commute to Maroochydore

The short street brings with it a sense of community and security. Almost no passing traffic creates a family and pet friendly environment. When it's time to head to the shops or grab a coffee it's a leafy 7 minute walk. Level 10 minute bicycle ride to the

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<b>Price</b>	SOLD for \$625,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2979
<b>Land Area</b>	330 m <sup>2</sup>
<b>Floor Area</b>	159 m <sup>2</sup>

### Agent Details

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### Office Details

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patrolled surf beach, and the same time in the car to the CBD and the Sunshine Plaza. If you're looking for freedom without sacrificing privacy/independence, or an investment that offers A+ tenants and an immediate return, then this property needs to be at the top of your list.

Rates & rental information:

Current permanent rental return: \$385/week (leased until 24 Jan 2023)

Approx. water and council rates (combined): \$3050/year

Body Corp. fee (building insurance only): \$1064 (approx)

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