

Sold



Unit 3, 234B Main Rd, Maroochydore



## Time to lock in a bright future

If you're looking to invest, or just want to simplify your life and enjoy more of what the coast has to offer, this townhouse might be the answer. Set back from the road for peace and privacy, open living, connecting fenced courtyard and good size bedrooms. From here it's a 5 minute drive (20 min walk) to the Sunshine Plaza and 10 minutes on your bike to Ocean Street restaurants, endless river walks and CBD nightlife.

- 3 bedroom, 2 bathroom, internal garage
- Open living connects to outdoor area
- Pergola & fenced/private courtyard
- Built in wardrobes & ceiling fans
- Security insect screen doors/roller blinds
- Quality tenant in place at \$450/week
- Small complex of 8 units (2 blocks of 4)

The bus stop is right out front, and it's an easy walk to early learning, the high school, convenience shopping and tavern/bistro. Mayflower Park and the Maroochy Waters Canal are in the next street. Time to get that stand-up paddleboard, buy a new frisby for the dog, or simply add this property to your investment portfolio and never look back.

Rental and Rates information

 3  2  1

<b>Price</b>	SOLD for \$527,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3031
<b>Floor Area</b>	125 m2

### Agent Details

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### Office Details

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Current rental return: \$450/w (leased until 27 Oct 2023)

Council and water rates (approx. combined): \$3200/year

Body Corporate fees: approx. \$2904/year

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