







Two homes under one roof

A duplex pair on a single title is always a stand-out opportunity. Dual income, dual living, and the prospect of strata-titling (subject to approvals) for induvial sale down the track. What really set's this one apart, is the location. Quiet side street on the beachside of the main road backing onto Twin Waters, and a 10 minute drive to Maroochydore's CBD.

- Ready to go hassle free investment. Prime location
- 2 x 2 bedroom/1 bathroom/1 carport/courtyard
- Unit 2 recently redecorated interior (painting & carpet)
- Large open living areas. Fenced private courtyards
- Possible side access to unit 2 (corner allotment)
- Ceiling fans. Air-conditioning to unit 2
- Full roof restoration (including stainless gutter guard)
- Exterior repaint and maintenance just completed
- Careful/long-term owners. Building in excellent condition
- Total return of $1050/week. Leased to April 2024
- Single title means no body corp. and lower outgoings
- Total control of property for changes & improvements

Heart of village position puts primary school, day care, shopping centre and medical services all within walking distance. Access to the Twin Waters Canal is across the

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Price	SOLD for $1,095,000
Property Type	Residential
Property ID	3044
Land Area	584 m2
Floor Area	276 m2

Agent Details

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street for kayaking and stand-up-paddle boards. 10 minute bike to the beach and esplanade cafes. It’s easy to see why this area is so tightly held. Quality tenants already in place and growing demand for this location means this property will pay dividends now and into the future.

Rental & rates information-
Current rental returns: U1: $500/week + U2: $550/week (both leased to April 2024)
Council rates & water (approx. combined): $4600/year

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