



## Easy living, central to everything

Duplex units are a great alternative to full-size house ownership. Beyond the attraction of affordability, you'll find privacy, independence and the convenience of low maintenance living.

Large open lounge-dining provides plenty of furnishing options, and built-in storage throughout the home is handy for family or just a place for those things you're not quite ready to part with.

Both bedrooms are a good size, and there's air-conditioning, ceiling fans and security insect screens for year-round comfort. North facing front garden catches winter sun, and covered pergola out back for long lunches with friends.

Fronting council owned greenspace with established trees means a leafy outlook, no neighbour behind, and visiting native birdlife. Fenced courtyard provides a safe play area for pets, along with enough garden to enjoy without it being a chore.

Direct access to the home from the carport, and there's off-street parking for a second vehicle. Centre of village location puts this home in the same street as Coles, the primary school and medical centre. 10 minutes on your bike to the patrolled surf beach at Mudjimba.

2 1 1 273 m2

<b>Price</b>	SOLD for \$712,500
<b>Property Type</b>	Residential
<b>Property ID</b>	3171
<b>Land Area</b>	273 m2
<b>Floor Area</b>	145 m2

### Agent Details

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### Office Details

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Convenient day to day living, and a comfortable base to lock up and leave when flights are on sale. Time to see where a property partnership like this could take you.

### **Property brief**

2 bedrooms, 1 bathroom and carport  
Large open plan living off kitchen  
Covered outdoor entertainment area  
Fenced/private rear courtyard  
Carport + parking second car off street  
Fronting greenspace/established trees  
Same street as shopping centre/school  
2.4km to Mudjimba's patrolled beach  
No outside body corp/self-managed  
Lower costs and greater control  
House like living, unit like maintenance

### **Rates and rental information:**

Body Corp fee: \$1,380/year (building insurance)  
Permanent rental appraisal: \$620/week  
Council rates & water charges: Approx. \$3500/year (combined)

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