

Just Listed



1, 3 Boomba St, Pacific Paradise



## A bright future

A low-maintenance property offering house like independence and walking distance to the village centre is a great start. Add large open living, fenced courtyard and a 10 minute bike ride to Mudjimba's patrolled beach and you've got something you'll be happy to call home.

Good size floor plan and connecting indoor and outdoor spaces means room for family and friends. Internal garage and plenty of built in cupboards has your car and storage needs sorted too. Set back from the street with established trees and gardens for privacy and security.

The courtyard is larger than most and north facing for summer breezes, and winter sun when you need it. Visitor car space out front means off street parking for a second vehicle and positioned in the same street as the park and local shops makes it easy to enjoy everything this location has to offer.

A duplex unit means only one immediate neighbour. Self-managed body corporate provides more control over your own home and low ongoing costs. Whether you're looking for a home or investment, this property has lots of positives. Time to come see for yourself.

- 2 bedrooms/1 bathroom/1 garage

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<b>Price</b>	\$800,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3198
<b>Floor Area</b>	116 m2

### Inspection Times

Sat 13 Dec, 10:00 AM - 10:30 AM

### Agent Details

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### Office Details

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- Open plan, connecting outdoor area
- Built in wardrobes and storage
- Internal access garage (electric door)
- Ceiling fans throughout
- Large/fenced courtyard. Garden shed
- Established trees and gardens
- Sturdy brick exterior/tile roof
- Quality tenant in place for investors
- Proven track record for growth
- One of only two units in complex
- Self-managed body corporate
- Greater control over own property
- Insurance the only shared cost
- 12 min walk school/Coles/medical
- 2.9km to the Patrolled surf beach
- Easy drive to Maroochydore CBD

Rates and rental information:

Council rates & unity water: Approx \$3800/year (combined)

Current rental return: \$580/week (until 12 Feb 2026)

Body corporate: \$1700/year (building insurance only)

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