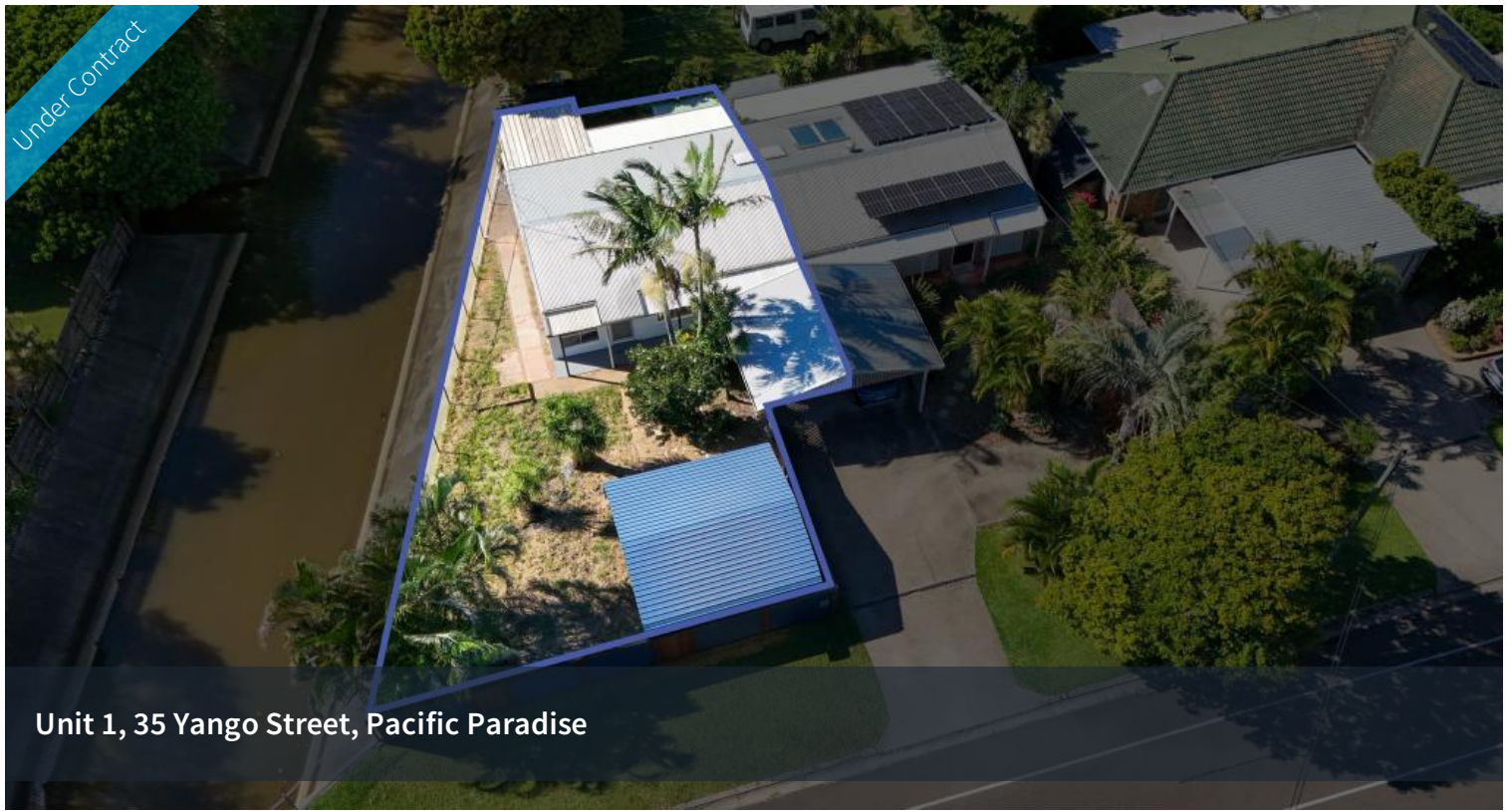


Under Contract



Unit 1, 35 Yango Street, Pacific Paradise



## Pacific Paradise – beachside

Situated in a quiet side street on the beach side of the main road, this 2 bedroom duplex offers more than meets the eye. Oversized allotment with open space on two sides means only one immediate neighbour and house like privacy.

Updated kitchen and open plan living indoors, extensive covered outdoor area outdoors. Raked/high ceilings add a sense of space and light. Fenced, wrap around courtyard provides extra play space for family and pets. Double gate front yard access and covered parking for a boat, trailer or extra vehicle.

Ten minutes level walk to Coles, the primary school, cafes, tavern and medical centre. Under 10 minutes on your bike to the surf beach or the calm waters of the Maroochy River mouth. Boat ramp just as handy, along with three award winning golf courses, walking tracks and cycling options nearby.

If location is important, and you're looking to downsize, invest or just want to get into the market, this property is a hard package to beat.

- 2 bed, 1 bath, 1 x carport
- Large fenced courtyard
- High ceilings, open living
- Updated kitchen
- Covered outdoor area

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**Price** Offers over \$790,000  
**Property Type** Residential  
**Property ID** 3231

### Agent Details

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### Office Details

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- Air-conditioning and fans
- Security insect screens
- Side access & shade shed
- 3x off-street parking
- Self-managed body corp
- Only shared cost insurance
- More control, low cost
- 750m to Village Centre
- Easy walk to school/medical
- 2.6km to Mudjimba Beach
- 10 minute commute to CBD

Rates and rental information:

Rates and water charges (combined): Approx \$3,672

Current rental agreement/lease: \$640/week until 29/8/2026

Body Corp (self-managed): \$1370/year (building insurance)

\*Photo disclaimer: Interior photos taken two years ago. Property has permanently rented since and will present differently on inspection.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.