

Auction



1 & 2/4 Moomba St, Pacific Paradise



The ultimate double act (duplex pair) – Auction onsite 12pm Saturday 18 July

Duplex pairs are a rare find. Dual income for investment, or dual living for extended families. You could move into one side and rent the other to supplement your mortgage, or consider strata/separating the titles for future individual sales to add value down the track.

1990's built 2 x 2 bedroom units. Each feature open plan living, private courtyard, carport and off-street parking for a second vehicle. Both units are well maintained with quality tenants in place.

Located in a quiet side street on the beachside of the main road means a proven track record of growth, and a very bright future. 3 minutes walk to village centre shops/cafes, medical, school, and transport. 6 minute bike ride to beach.

If you've been sitting on the fence about investing, or would like to secure two homes at once for your family, this property has all bases covered.

- 2 x 2 bedroom duplex pair
- Quiet side street location
- Beachside of the main road
- Canal front homes opposite

🛏 4 📶 2 🚗 2 📏 546m²

Price AUCTION on-site 12pm 18 July

Property Type Residential

Property ID 3247

Land Area 546 m²

Floor Area 211 m²

Auction

Saturday 18 July, 12:00 PM

Inspection Times

Sat 27 Jun, 11:00 AM - 11:30 AM

Agent Details

Tony Brown - 0411074022

Michael Crichton - 0448 799 178

Office Details

Maroochy North Shore Realty

- Open plan, private courtyards
- Carports + off street parking
- Brick exterior, colorbond roof
- 150m to the village centre
- Coles shopping centre & school
- Cafes/bistro, medical & transport
- 1.9km to the Patrolled surf beach
- 8 minute drive to Maroochy CBD
- Quality tenants already in place
- Grid connected solar power

644 David Low Way Pacific Paradise,
QLD, 4564 Australia
07 5448 7700



Rates & rental information:

Council rates: \$3,352/year

Unity water: Approx \$3,320/year

Rental returns:

U1 - \$520pw (lease 28 Aug)

U2 - \$530pw (lease 11 Dec)

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