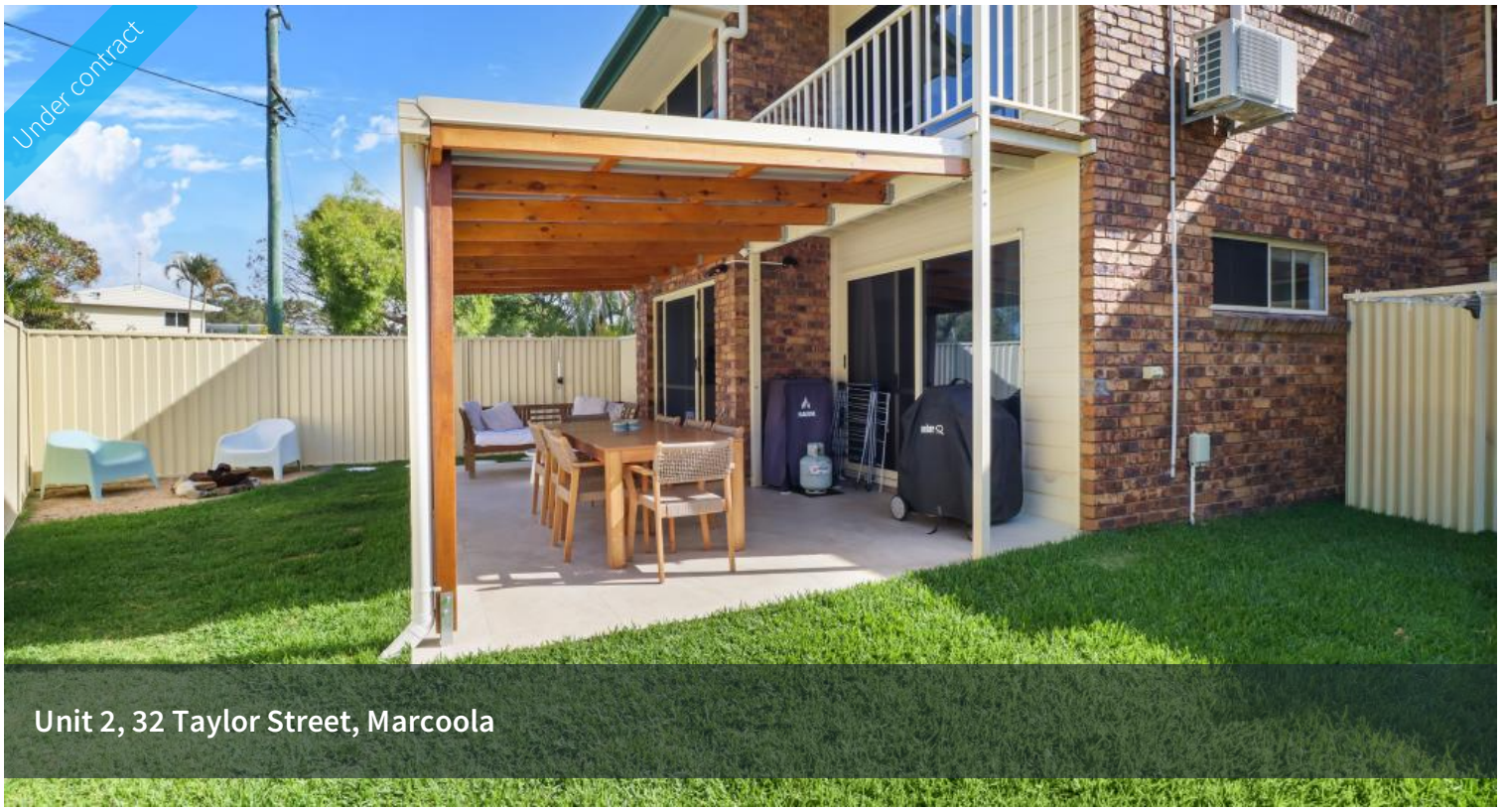








Steps to the ocean

2 2 1

This modernised duplex offers house like privacy just 7 minutes walk from the surf beach. Corner position and two storey design means more yard space for family/pets, and only one immediate neighbour for peace and privacy.

Inside open living connects to the covered outdoor entertainment area. Updated kitchen improves functionality and adds a designer feel to the ground floor. Upstairs both bedrooms have built in wardrobes, and private balcony off the over-sized master provides a quiet outdoor space to catch the morning sun.

Both bathrooms have been updated and the whole home newly redecorated. Other inclusions like air- conditioning, ceiling fans and stainless security screens allow you to take complete control of temperature and natural airflow.

Gated external foyer creates a front courtyard space and provides secure access from the single garage to the home. If you like the idea of a surf or a walk along the beach after work, and don't want to be tied down to the maintenance of a full-size house, this home offers a modern coastal lifestyle that's easy to get used to.

- 2 bedrooms/2 bathrooms
- 600m walk to the surf beach
- Open living, updated kitchen
- Large, fenced courtyard

Price	Offers over $870,000
Property Type	Residential
Property ID	3264
Floor Area	135 m2

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maroochy north shore Realty

- Covered outdoor area
- Air-conditioning, ceiling fans
- Built in wardrobes/storage
- Modernised bathrooms
- New glazing to showers
- Marine grade security screens
- Gated external foyer/entry
- Secure parking for 1 vehicle
- Remote/electric garage door
- Corner location. 1 neighbour
- Self-managed Body Corp
- Insurance the only shared cost
- 1.8km to school, Coles, medical
- 12 minute drive to the CBD

Rates, BC and rental information:
- Body Corp $1,518/year
- Council Rates $2,762.90/year
- Unit Water approx $1,458/year
- Rental appraisal $700/week

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.