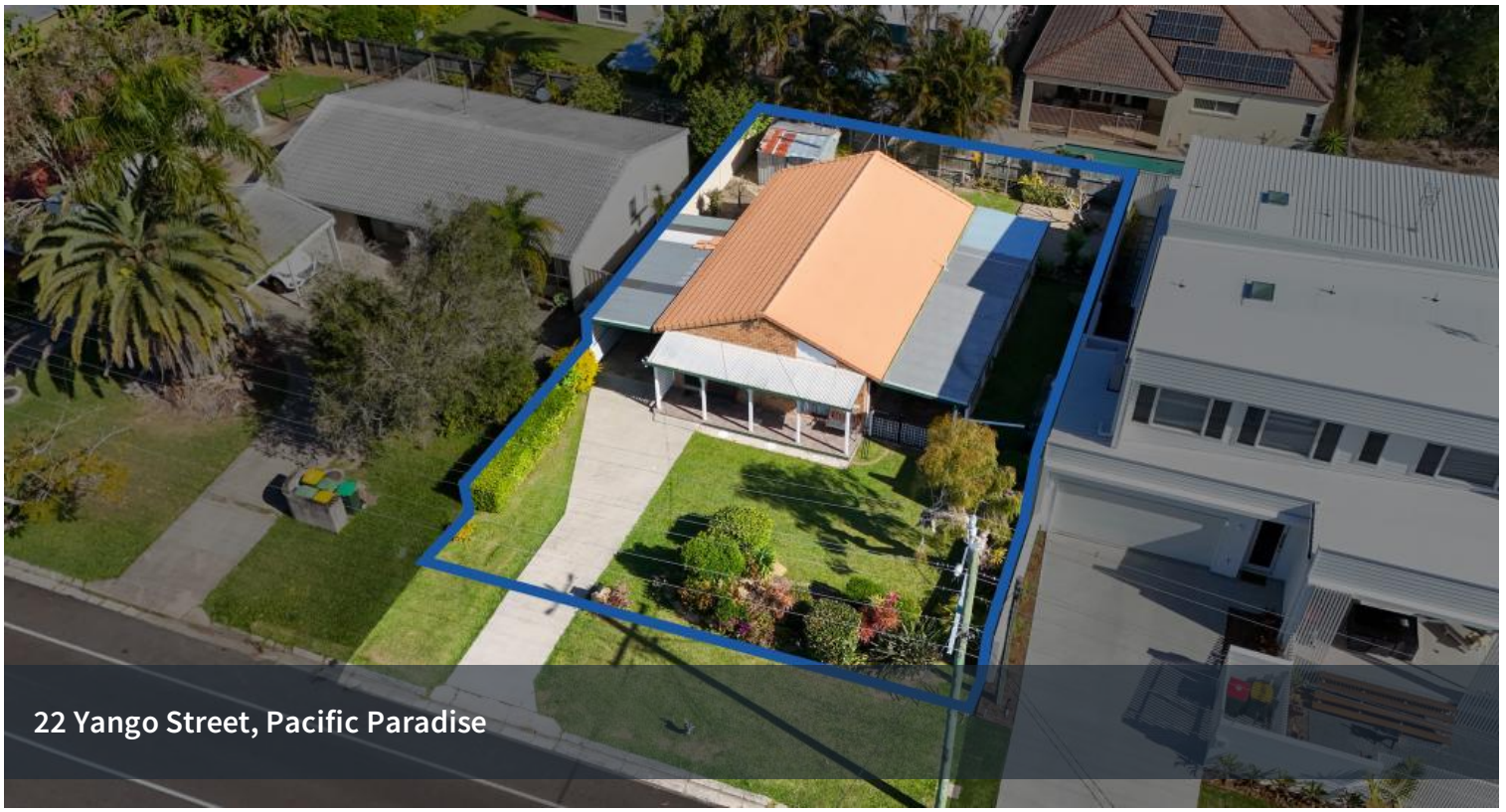








Standout opportunity, premium location

3 1 2 546m2

Situated in a quiet side street on the beachside of the main road, this home offers a ready to move in solution in one of the most convenient locations you'll find anywhere.

Backing onto Twin Waters, just 12 minutes walk to village centre shops, medical and primary school. 10 minutes on your bike to the buzz of Mudjimba's esplanade and the patrolled surf beach. Same time in the car to the Sunshine Plaza and rapidly evolving Maroochydore CBD.

Two nearby golf courses, boat ramp and endless cycling/hiking opportunities make for the kind of lifestyle most only get to dream about. Public green space fronting the Twin Waters Canal at the end of the street means you can launch a paddle-ski for hours of fun on the water.

The home itself has been lovingly cared for by the same family for over thirty years. It's well maintained and offers open plan living, an updated kitchen (2009), plenty of outdoor space and a secure yard for family and pets. There's room on the 546sqm allotment for a future pool or home extension too.

If location is important and you're looking for a home that offers more potential than most, then we invite you to see for yourself what a life at 22 Yango Street might look like.

Price	Offers over $1,000,000
Property Type	Residential
Property ID	3271
Land Area	546 m2
Floor Area	160 m2

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- 3 bed/1 bath/tandem carport
- Open plan living. Updated kitchen
- Sturdy brick and tile construction
- Well maintained and cared for
- Covered outdoor entertaining
- Air-conditioning and ceiling fans
- Security screens for 24hr air-flow
- Oversized main bedroom (king)
- Energy efficient gas hot water
- Potential side access via carport
- Quiet side street on the beach side
- Walk to Coles, shops & school
- Cycle to patrolled surf beach
- 5 min drive to golf & boat ramp
- Easy commute to the CBD

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.