SOLD



7/22 Pangarinda Place, Mooloolaba







Top Floor, Waterfront, Walk to Beach!

2 1 1 90m2

Entry-level buying and waterfront don't usually go together; that's what makes this top floor apartment in a small complex with its own sandy beach fronting the Mooloolah River so exceptional...you actually don't have to be a millionaire to purchase absolute waterfront in Mooloolaba.

At the northern end of the building, privacy is enhanced with no neighbours at front or side, and it showcases sweeping water views from both balconies, as well as inviting in gentle cooling breezes. Comprising two bedrooms, one bathroom, open plan living/dining, functional light-filled kitchen, side balcony plus balcony off laundry, and a single garage; it is the perfect size for a single or couple.

Basic, but in solid, comfortable living condition, there is potential to renovate and update to suit personal tastes. Existing features include tiled flooring in living, carpets and built-in robes in both

Price	SOLD
Property Type	Residential
Property ID	1678
Land Area	90 m2

Agent Details

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code
PROPERTY GROUP

bedrooms, ceiling fans, full sized bath with shower over, and security screen doors.

The complex, 'Merimbula' is tucked away in a well-located waterfront cul-de-sac, on the north-eastern side, maximising natural light, breezes, and outlook. Well-established with low body corporate fees and no onsite facilities as such, except an exclusive boat ramp to take out the tinny; it offers a prime location without all the other costs associated with apartment living along coastal strips.

From here the dining strip along Brisbane Road is just 290 metres away, the Mooloolaba Bowls Club is a 10-minute walk, and Mooloolaba Wharf, Esplanade, Surf Club, and patrolled beach is approximately 20 minutes flat walk...too easy, leave the car at home, no parking angst for you!

Whether seeking an easy-care investment with low running costs, an entry point into the market, or even downsizing to the coast and wanting to put money in the bank from selling your family home - this is affordable waterfront buying in a coveted location, that will be snapped up immediately. You know what you need to do, so do it, and do it today!

• Top floor apartment, waterfront complex
• North-east aspect, sweeping river views
• 2 bedrooms, 1 bathroom, open plan living
• 2 balconies to savour outlook & breezes
• Basic but comfortable & liveable 'as is'
• Rent-ready, or renovate/update to suit
• Sandy beach along Mooloolah River
• Exclusive boat ramp - absolute waterfront
• Older style established complex of only 7
• Low body corporate fees, low maintenance
• Walk to dining, transport, beach, shops
• Savvy entry-level buying or investing
• You don't have to be a millionaire!!!

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