

SOLD



5/5 Aragorn Street, Maroochydore



Location, Price, Opportunity!

This light-filled unit in a complex of only six in the heart of Maroochydore within walking distance to local parks and schools, offers an exceptional entry level buying opportunity that could also appeal to location-driven investors and downsizers.

On the upper floor across a single level, the unit comprises two bedrooms, bathroom/laundry combo, separate toilet, pleasant modern kitchen, open plan living and dining flowing to a north facing covered balcony, and single lock up garage under.

Ceiling fans, stainless steel appliances, security screens, built-ins in both bedrooms, easy-care tiled flooring in lounge/kitchen, and low body corporate fees - are all features of note. The building is a solid brick two-storey on a prime corner block just footsteps to

2 1 1

Price SOLD for
\$427,500

Property Type Residential

Property ID 1938

Floor Area 108 m2

Agent Details

Ben Wilson - 0407 584 378

Office Details

Code Property Group
9/15 Nicklin Way Minyama,
QLD, 4575 Australia
07 5438 3444

Mayflower Park and Aragorn Street Bushland Reserve.

Currently tenanted until July 2022 at \$370 per week - it is a portfolio pleaser in a location that will always attract strong demand and 100% occupancy. First home buyers are increasingly being priced out of the market, but this is a genuine opportunity to get on board - stop paying rent and start building equity in a property of your own...and the location is lifestyle-laden too!

From here major amenities such as Sunshine Plaza, new SunCentral CBD, Maroochy River, beaches, and airport are a 5-10 minute drive, and access to the Sunshine Motorway is quick and easy. Stella Maris Primary School and Maroochy State High School are just a short walk, along with childcare and the local tavern.

Investor-owner is highly motivated to sell and has priced accordingly; there is very little on the market in this price range, particularly in such a premium location - Maroochy is the central coastal capital with fabulous retail, entertainment, dining, commercial, and sporting facilities, plus the magnificent river and patrolled beach. Invest in your slice.

- Entry level buyers, investors, downsizers
- North-facing unit in block of only six
- 2 bedrooms, bathroom/laundry combo
- Open plan living/dining, modern kitchen
- Covered balcony - pleasant outlook
- Low body corporate fees, low maintenance
- Currently tenanted until July 2022
- Walk to schools, parks/playgrounds, tavern
- 5 mins to Plaza & new SunCentral CBD
- Less than 10 mins to airport & beaches

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.