

SOLD



## Entry Level Minyama!

Attention investors, downsizers, and entry level buyers - we have just listed a solid brick and tile duplex in Minyama conveniently located within walking distance to the river, parks/playgrounds, public transport, shopping centre, and tavern, plus just minutes to the beach!

Located in The Groves No.2 - a well-established residential community which is also pet-friendly (sta); the home comprises two bedrooms, one-bathroom, separate toilet, open plan living and dining, kitchen, laundry, single lock up garage, and north facing covered patio and courtyard with gated pedestrian access.

Existing features include split system air-conditioning in living, security screens, and lock-up garden shed. The unit could also be refreshed quite cost-effectively to enhance its value and

2 1 1 205 m2

**Price** SOLD for  
\$505,000

**Property Type** Residential

**Property ID** 2035

**Land Area** 205 m2

**Floor Area** 114 m2

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

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

appeal.

Currently tenanted until October 2022 - this would make a carefree investment to add to any portfolio in a location that is always in strong demand; and is also priced to attract first home buyers. Downsizers should also take a serious look, as this is the perfect property to 'lock and leave' when off travelling, which we can all enjoy again now!

Located just footsteps to the Mooloolah River and parkland - you can stroll up to the water's edge and be fishing within a few minutes from your front door. Watch the latest blockbuster at the Event Cinemas at Kawana Shoppingworld followed by a meal and a drink at one of the many eateries, or the tavern - and walk home.

Kawana Beach with its patrolled swimming and surf club is just a five-minute drive, or a 30-minute flat walk - or cycle in 10 minutes; plus, there is a pedestrian/cycle walk directly from Minyama to Mooloolaba. Did someone say lifestyle? Long-term investor owner is highly motivated to sell, and properties in this price range in a coveted waterfront suburb such as Minyama are rare - act today.

- Solid investment or first home in Minyama
- Brick & tile lowset duplex - easy care living
- North facing private patio & fenced courtyard
- Split system air-conditioning in lounge/dining
- Currently tenanted until October 2022
- Pet friendly (sta)
- Walk to river, parks, shops, bus, tavern
- Just mins to beaches, Mooloolaba, motorway
- Also suit downsizers - perfect to lock & leave

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