

SOLD

1, 202 Main Road, Maroochydore



Portfolio Pleaser or Entry Level Delight!

* Private inspections only, please contact Jamie directly at 0488 383 001.

This end townhouse, situated in an impeccable complex of six, is nestled in the heart of Maroochydore. It's conveniently within walking distance of local schools, parks, Sunshine Plaza, and the new CBD. Plus, it's just a stone's throw away from Cotton Tree, the beach, and the river. Here, you can fully immerse yourself in the quintessential Sunshine Coast lifestyle, with its splendid waterways, charming dining options, entertainment, and retail therapy.

Spanning two well-lit levels, this townhouse boasts three bedrooms, two bathrooms (including a laundry/bath combo), an open-plan living area that seamlessly connects to a private north-east facing courtyard, a pleasing kitchen, and a single lock-up garage. It's the perfect fit for a couple or a small family entering the housing market, a location-savvy investor, or a downsizer seeking a cozy and secure property that can be easily

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Price

SOLD for
\$600,000

Property Type

Residential

Property ID 2478

Floor Area 111.48 m²

Agent Details

Office Details

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

code
PROPERTY GROUP

locked up when they're off traveling.

The presentation is top-notch, and the current owner has undertaken some renovations. Notable features include a split-system air conditioner in the master bedroom, ceiling fans throughout, two full-sized baths in each bathroom, security screens, storage space beneath the stairs, easy-to-maintain timber-look vinyl flooring in the living and kitchen areas, and a pedestrian gate leading to the courtyard.

Being situated at the end, this townhouse has only one direct neighbouring unit, which enhances privacy, natural light, and airflow. Additionally, the courtyard is more spacious. The complex boasts low body corporate fees and visitor parking. Currently, the property is tenanted until 22 Jan 2024 at \$700 per week. It's a wise addition to any investment portfolio. If you're purchasing as an owner-occupier, you'll have ample time to prepare for your move while generating rental income to cover the mortgage in the interim. Notably, the property is FULLY furnished. Please email Jamie for a copy of the furniture inventory (approximately \$25,000 in value is included in the sale price). If you would prefer to purchase the property vacant without the furniture, the settlement date will need to take place after the tenants lease end date.

Maroochydore is experiencing remarkable growth, with the emerging CBD attracting national and international investments. It's the most exciting regional city in the nation, and everyone wants a piece of the action! Property values are on the rise, making it the perfect time to secure your share of our lifestyle capital and enjoy the future rewards while savouring an unparalleled quality of life.

Key Highlights:

Tenanted investment in the heart of Maroochydore
Immaculate, renovated townhouse in a block of 6
3 bedrooms, 2 bathrooms, open-plan living/dining, separate upstairs toilet, and fully furnished
Delightful private north-east facing fenced courtyard
Split system A/C in master, ceiling fans throughout

Single lock-up garage, storage space under stairs, security screens

Low body corporate fees, well-maintained complex

Walking distance to schools, Plaza, transportation, and CBD

Only minutes away from beaches, the river, Cotton Tree, and more

Suitable for investors, first-time homebuyers, or downsizers

A mere 9-minute drive to Sunshine Coast Airport (MCY)

A 15-minute drive to the University of the Sunshine Coast (Sippy Downs)

A 17-minute drive to Sunshine Coast University Hospital (SCU)

Given the property's current tenancy status, private inspections can be arranged. Additionally, for open inspections, registration is mandatory. To prevent any potential disappointment, we kindly request that you reach out and confirm your attendance with Jamie at 0488 383 001.

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.