

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

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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
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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

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