



## Beach, River, Shopping, Dining!

Backing directly onto parkland and just footsteps to the Mooloolah River, this single level villa in The Groves community offers well-located, easy-care living in the very heart of the Sunshine Coast, just minutes to spectacular beaches, and within walking distance to shops, dining, cinemas, medical centre, tavern, and bus.

The villa, a duplex design with only one adjoining neighbour, is a solid brick and tile build comprising two double sized bedrooms, one bathroom, separate toilet, galley kitchen, open plan living, north facing covered patio overlooking fenced courtyard, and single lock up garage with laundry facilities.

Split system air-conditioning and skylight in lounge, ceiling fans, security screens, bay windows on both bedrooms, shower over full sized bath, stainless steel appliances, internal and external (sliding door) access from garage, and lock-up garden shed - are

2 1 2

**Price** SOLD for  
\$540,000

**Property Type** Residential

**Property ID** 2384

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

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

**code**  
PROPERTY GROUP

existing features.

The villa is in good, comfortable liveable condition and whilst there's no immediate money needing to be spent; you may want to update and infuse with your own personal taste over time to further enhance value and appeal.

Located at the northern end of The Groves No. Two just a few houses to the end of the cul-de-sac, privacy is maximised, with minimal traffic passing your front door. The complex is well-established and offers convenient, low maintenance living with low body corporate fees, and the possibility of a pet (stbca).

Whether doing a spot of fishing off the riverbank (just footsteps away), shopping up a storm at nearby Kawana Shoppingworld, watching the latest blockbuster at the Gold Class cinemas, enjoying a seafood basket on the deck at the Kawana Pub overlooking the marina, taking a scenic walk along the Point Cartwright Reserve, dining out along Mooloolaba Esplanade, swimming in the ocean, or enjoying BBQ at home with your loved ones; this is coastal living, this is how we roll...

Currently rented until early Spring 2023, with a quality tenant happy to stay on - this could make a fabulous investment to add to your portfolio, or your next place to anchor down and call home.

Long-term investor owner highly motivated to sell; this is entry-level buying in a blue-chip suburb, act quickly or you will miss out!

- Neat & tidy villa in The Groves backs onto parkland
- Walk to river, shops, dining, medical, tavern, bus
- 2 double sized bedrooms - both with bay windows
- Tiled open plan living/dining - A/C + sky light
- Galley kitchen with stainless steel appliances
- North facing covered patio & fenced courtyard

- Currently tenanted until early Spring 2023
- Low body corporate fees, pet-friendly (stbca)
- Investors, entry level buyers & downsizers alert!

*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.*