



## FOR SALE

### PERFECT INVESTMENT, EASY-CARE DOWNSIZER OR FIRST HOME

Easy-care living doesn't get much better than this beautifully-presented townhouse nestled in the heart of Maroochydore. Whether you are looking for your first home, are wanting to downsize or add to your property portfolio, this home is an absolute must-see.

As just one of six in a small complex, you can enjoy plenty of peace and privacy and, as the end unit, you also have access to a great backyard. Fully-fenced, this outdoor space is perfect for those with pets or young children who want to run free. A large tree provides shade in the summer and there's plenty of space for the green thumb to create a kitchen garden.

A covered patio runs down the side of the home, offering extra living space for those times you simply want to relax and enjoy your morning coffee. Inside, the layout offers three large bedrooms, including the master with air-conditioning, and one bathroom.

The lower level is home to the well-equipped kitchen with plenty of storage and a breakfast bar that overlooks the meals area. Set at the front of the home is the light-filled lounge room with a feature beam ceiling.

Easy-care laminate floors flow throughout the lower level while the bedrooms enjoy carpet underfoot for added comfort. A neutral colour scheme is perfect for those who will use this home as a rental, but if you want to make this your permanent residence, there's plenty of scope to add your own touches.

A strong rental appraisal of \$390p.w, low body corporate fees and a low rental vacancy add to this home's appeal making it an ideal property for astute investors. For first homeowners, the easy-care lifestyle on offer means you can spend more time exploring the new Maroochydore town centre and less time maintaining a standalone home.

You will live just a short walk from local parks, Stella Maris Catholic Primary School, Maroochydore State High School and Maroochydore State Primary School. The recently revamped Sunshine Plaza with a vibrant dining and entertainment scene is also within walking distance.

3 BED | 1 BATH | 1 CAR

#### PRICE:

Present all offers

#### OPEN FOR INSPECTION:

N/A



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