



# FOR SALE

## WELCOME TO PARADISE !

Welcome to 44 Namba Street !

This classic beach house is a great first home or investment property in the popular sought after beach suburb of Pacific Paradise. Ideally located, on a corner block, it is close to shops, a fantastic school, the idyllic Mudjimba Beach and very easy access to Maroochydore CBD.

The property sits proudly on a 582 m2 lot with only two neighbours. It has a steel frame, sustainable construction materials, fully fenced with lots of play room for the kids. Green outlooks from most windows, open light and breezy, trees, small vege garden boxes, a huge old mango tree and easy-care gardens awaiting your green thumb. The reverse cycle air conditioner/heater and ceiling fans are guaranteed to keep you cool in summer, warm in winter.

Enjoy a large covered private entertainment area on those summer nights.

The house has had its gutters replaced, recently painted on the outside and on the inside requiring a few finishing touches. The cosy character of the cottage does need a little work and offers plenty of opportunity for those with a creative touch to transform or refurbish to suit, or live in as is. It has a garden shed and a small workshop shed for the handyman. Two toilets, two showers, electric stove, bright little kitchen with room for more cupboards, large fridge, pantry and large freezer.

So close to everything this beach home has lots of room and opportunity to live and build upon, for a bright happy future by the beach! A rare gem for almost the cost of the land!

2 BED | 2 BATH | 2 CAR

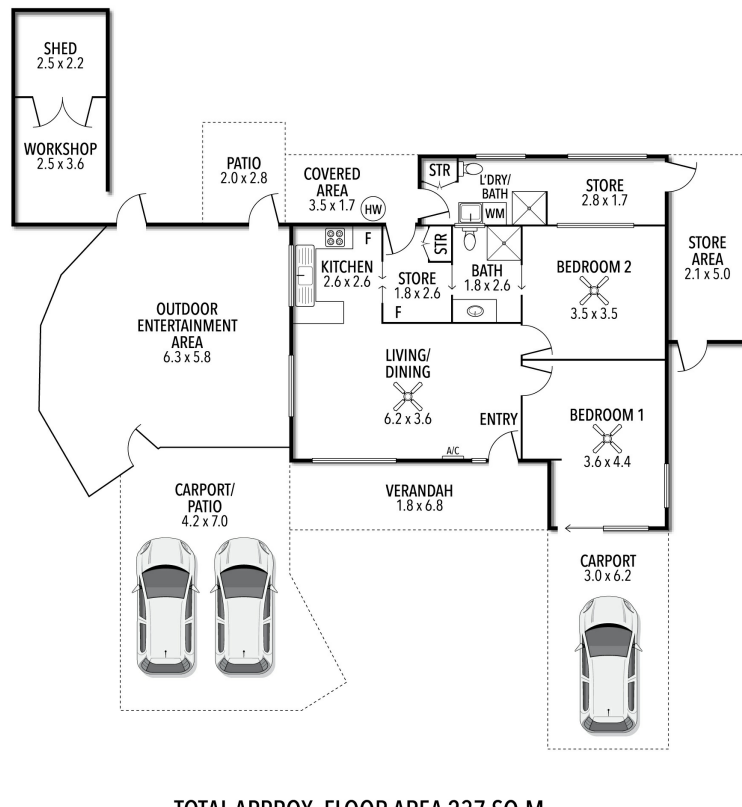
PRICE:  
\$685,000

OPEN FOR INSPECTION:  
N/A



**Mike Sweeney**  
**0417763499**  
mikesweeney@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

## 44 NAMBA ST PACIFIC PARADISE



TOTAL APPROX. FLOOR AREA 237 SQ.M.

Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to this operability or efficiency can be given.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.